



TAX INCREMENT FINANCING IN **MISSOURI**





**2005 Annual Report  
Tax Increment Financing Projects in Missouri  
February 1, 2006**

*All information is obtained from reports submitted by the authorizing municipalities. The Department of Economic Development does not endorse the accuracy of the information submitted.*

**1. Number of Projects Reporting: 263**

(a) "Blighted" designation:	172 projects
(b) "Conservation Area" designation:	58 projects
(c) "Economic Development Area" designation:	17 projects
(d) "Blighted and Conservation Area" designation:	1 project
(e) "Blighted and Economic Development Area designation:	5 projects
(f) "Conservation Area and Economic Development Area" designation:	0 projects
(g) "Blighted, Conservation Area, Economic Development Area" designation:	10 projects

**2. Number of different municipalities: 57**

(a) Cities:	54
(b) Counties:	3
(c) Towns:	0

**3. Number of new jobs:**

(a) 120,363 estimated
(b) 57,444 created to date

**4. Number of retained jobs:**

(a) 28,864 estimated
(b) 31,503 retained to date

**5. Total PILOTS and EATs received since inception:** \$ 463,370,709.03

**6. Total expenditures for TIF-eligible project costs:**  
    **Since inception:** \$ 3,191,736,853.74  
    **Report period only:** \$ 643,785,321.57

**7. Total expenditures for TIF-eligible project costs by category:**

**(a) Public infrastructure:**

Since Inception: \$ 567,987,331.63  
Report Period: \$ 47,350,295.22

**(b) Site development:**

Since Inception: \$ 1,027,593,026.14  
Report Period: \$ 188,329,997.75

**(c) Rehabilitation of existing buildings:**

Since Inception \$ 325,569,780.50  
Report Period: \$ 103,647,499.32

**(d) Acquisition of land or buildings:**

Since Inception: \$ 233,458,526.14  
Report Period: \$ 97,480,265.63

**(e) Other** (includes professional fees, financing costs, leasing fees, landscaping fees, planning and others not listed above):

Since Inception: \$ 443,446,635.88  
Report Period: \$ 43,120,181.62

**(f) P & I payments on outstanding bonded debt:**

Since Inception: \$ 288,843,251.11  
Report Period: \$ 61,850,032.31

**(g) Reimbursement to developers for eligible costs:**

Since Inception: \$ 303,754,922.73  
Report Period: \$ 81,830,351.88

**(h) Reimbursement to municipalities for eligible costs:**

Since Inception: \$ 61,083,376.61  
Report Period: \$ 20,176,698.46

**8. Original assessed real property value of project:** \$ 475,202,025.71

**9. Assessed real property value at end of reporting period:** \$ 724,167,485.38

## ***Ballwin***

### ***Ballwin Town Center TIF Redevelopment Plan***

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**Contact Agency:** City of Ballwin  
**Contact Phone:** (636) 227-8580  
**Developer(s):** DLC Management-New York  
**Senate District:** 2  
**House District:** 88  
**Original Date Plan/Project Approved:** 10/11/1999  
**Plan Description:**  
Not provided

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	455
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Ballwin***

### ***Ballwin Town Center TIF Redevelopment Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$33,181.00    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$1,658,232.00    Amount on Hand:                      \$847.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$2,549,359.00    Amount on Hand:                      \$32,334.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$0.00

**Anticipated TOTAL Project Costs:**                      \$13,665,000.00

Financing Method:    TIF bond

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      19

## *Bethany*

### *Northwest Interstate TIF Plan*

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**Contact Agency:** City of Bethany

**Contact Phone:** (660) 425-3511

**Developer(s):** City of Bethany

**Senate District:** 12

**House District:** 3

**Original Date Plan/Project Approved:** 12/19/2001

**Plan Description:**

Street, water, sewer, electric and gas public improvements & extensions

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to construct adequate capacity to support project

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *Bethany*

### *Northwest Interstate TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$43,827.20 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$17,504.31 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$614,465.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$750,465.00

**Anticipated TOTAL Project Costs:** \$750,465.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

## *Bethany*

### *West Interstate Area Addition - South District*

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Contact Agency: City of Bethany

Contact Phone: (660) 425-3511

Developer(s): City of Bethany

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 11/21/1994

**Plan Description:**

Street, water, sewer, electric and gas, etc. improvements & extensions

Plan/Project Status: Under Construction

Area Type: Blight & Economic Development

**But for Determination:**

Required significant public infrastructure investment to construct adequate capacity to support project

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:



## *Bethany*

### *West Interstate Area Addition - South District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$115,039.11 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$670,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs: \$670,000.00**

#### **Anticipated TOTAL Project Costs:**

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

## *Bonne Terre*

### *Hwy 47/67 TIF District Redevelopment*

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**Contact Agency:** City of Bonne Terre

**Contact Phone:** (573) 358-2254

**Developer(s):** The Orchard, LC

**Senate District:** 20

**House District:** 107

**Original Date Plan/Project Approved:** 7/14/1998

**Plan Description:**

Water, sewer & stormwater sewer extensions, construction of streets, curbs, gutters and environmental cleanup

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and required significant public infrastructure investment to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	85
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Bonne Terre*

### *Hwy 47/67 TIF District Redevelopment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$10,887.92 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$68,700.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$145,405.00 Amount on Hand: \$10,887.92

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,975,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$60,000.00

Other: Engineering \$800,000.00

Other: Contingency \$750,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$11,710,000.00

**Anticipated TOTAL Project Costs:** \$41,893,792.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Boonville*

### *Southwestern Quadrant Economic Development Area*

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**Contact Agency:** City of Boonville

**Contact Phone:** (660) 822-2332

**Developer(s):** LeMone/Smith Development Company

**Senate District:** 6

**House District:** 117

**Original Date Plan/Project Approved:** 2/20/1989

**Plan Description:**

Various public infrastructure improvements of streets, utility construction & extensions, storm water mitigation structures, site prep for industrial development

**Plan/Project Status:** Fully operational

**Area Type:** Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	30
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Boonville*

### *Southwestern Quadrant Economic Development Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

## ***Branson***

### ***Branson Hills Redevelopment Project***

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Contact Agency: City of Branson  
Contact Phone: (417) 337-8538  
Developer(s): Ozark Diversified Development Co.  
Senate District: 29  
House District: 141  
Original Date Plan/Project Approved: 7/12/2004  
Plan Description:  
Site prep for the construction of Home Depot, Target, T J Maxx & six outparcels

Plan/Project Status: Under construction  
Area Type: Blight  
But for Determination:  
Unusual/extraordinary costs made project financially unfeasible

Number of New Jobs:  
Projected: 750 Actual to Date: 0  
Number of Retained Jobs:  
Projected: 0 Actual to Date: 0

## ***Branson***

### ***Branson Hills Redevelopment Project***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,736,080.00

Property Acquisition and Relocation Costs: \$4,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$10,736,080.00

#### **Anticipated TOTAL Project Costs:**

Financing Method: TIF bond, IRB

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Branson***

### ***Branson Landing Redevelopment Project***

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**Contact Agency:** City of Branson  
**Contact Phone:** (417) 337-8538  
**Developer(s):** HCW Development Company, LLC  
**Senate District:** 29  
**House District:** 141

**Original Date Plan/Project Approved:** 1/27/2003

**Plan Description:**

Public improvements including construction of convention center, town square, themed boardwalk along lake, parking garage, street, utility, bridge improvements, extensions. Anchor retail, two hotels, waterfront condominiums constructed with private funds

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support, and required parcel assembly/relocation

**Number of New Jobs:**

<b>Projected:</b>	2500	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Branson***

### ***Branson Landing Redevelopment Project***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$36,974,980.00

Property Acquisition and Relocation Costs: \$39,019,548.00

Project Implementation Costs: \$0.00

Other: Convention center \$52,015,977.00

Other: Marketing \$1,500,000.00

Other: Development/retail \$15,600,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$145,110,505.00

**Anticipated TOTAL Project Costs:** \$450,000,000.00

Financing Method: TIF bond, IRB

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## ***Branson***

### ***TIF Branson Meadows 1995***

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Contact Agency: City of Branson  
Contact Phone: (417) 337-8538  
Developer(s): Marvin & Ivoree Motley  
Senate District: 29  
House District: 141

Original Date Plan/Project Approved: 8/28/1995

**Plan Description:**

Cure conditions of inadequate street layout, in-place utilities & lack of other improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

Projected:	Actual to Date:	500
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**Number of Retained Jobs:**

Projected:	Actual to Date:
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## ***Branson***

### ***TIF Branson Meadows 1995***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$109,340.00    As of:      9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$3,563,824.00    Amount on Hand:      \$109,340.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$7,200,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other:    Developer      \$4,644,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$11,844,000.00

**Anticipated TOTAL Project Costs:**      \$11,844,000.00

Financing Method:    TIF bond

Original estimated number of years to retirement:      18

Current anticipated estimated number of years to retirement:      13

## ***Bridgeton***

### ***Wellston Heights Redevelopment Area***

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**Contact Agency:** City of Bridgeton

**Contact Phone:** (314) 739-7500

**Developer(s):** Home Depot

**Senate District:** 7/14

**House District:** 76/78

**Original Date Plan/Project Approved:** 10/5/1997

**Plan Description:**

Various infrastructure improvements/extensions, utility improvements/extensions, land clearing & grading, and parcel assembly to enhance the area for development

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	220	<b>Actual to Date:</b>	220
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**Number of Retained Jobs:**

<b>Projected:</b>	220	<b>Actual to Date:</b>	220
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## ***Bridgeton***

### ***Wellston Heights Redevelopment Area***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,299,519.46 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,869,681.90 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$37,000,000.00

Financing Method: Pay-as-you-go & TIF notes

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

## *Cabool*

### *Cabool TIF Redevelopment*

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**Contact Agency:** City of Cabool

**Contact Phone:** (417) 962-3136

**Developer(s):** Not provided

**Senate District:** 33

**House District:** 147

**Original Date Plan/Project Approved:** 6/21/1993

**Plan Description:**

Various public infrastructure improvements, site prep and drainage improvements for the purpose of encouraging economic development in and near the central business district in Cabool

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Other: Projects are located in a highly depressed local economy that is struggling to survive aggressive retail sales competition from neighboring communities

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	60
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**Number of Retained Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	31
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# *Cabool*

## *Cabool TIF Redevelopment*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,686.14 As of: 11/6/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$51,693.14 Amount on Hand: \$5,686.14

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 11

## *Cameron*

### *Crossroads TIF Plan*

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Contact Agency: City of Cameron

Contact Phone: (816) 632-2177

Developer(s): Not provided

Senate District:

House District:

Original Date Plan/Project Approved:

Plan Description:

Not provided

Plan/Project Status: Not provided

Area Type: Not provided

But for Determination:

Not provided

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:



## *Cameron*

### *Crossroads TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$23,800.64    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$5,945.59

#### **Economic Activity Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$17,855.15

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**

#### **Anticipated TOTAL Project Costs:**

Financing Method:    Not provided

Original estimated number of years to retirement:                      Not pro

Current anticipated estimated number of years to retirement:                      Not provided

## *Carrollton*

### *NE Hwy 65 & Municipal Drive Phase 1 & 2 Redevelopment Plan*

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**Contact Agency:** Town of Carrollton-Mayor's Ofc.

**Contact Phone:** (660) 542-1414

**Developer(s):** TNT Investments/Argo International

**Senate District:** 12

**House District:** 7

**Original Date Plan/Project Approved:** 11/6/1997

**Plan Description:**

Construction of a service station & a motel, relocation of a restaurant

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support and required parcel assembly/relocation costs

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:** 11

## *Carrollton*

### *NE Hwy 65 & Municipal Drive Phase 1 & 2 Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,700.61 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Carthage*

### *Precious Moments TIF Project*

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**Contact Agency:** City of Carthage

**Contact Phone:** (417) 358-2373

**Developer(s):** Precious Moments

**Senate District:** 32

**House District:** 127

**Original Date Plan/Project Approved:** 12/12/1995

**Plan Description:**

Redevelopment & rehabilitation of existing structures, new construction of tourism commercial & retail buildings, parking, utility extensions, street improvements

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	265	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	35	<b>Actual to Date:</b>	35
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# *Carthage*

## *Precious Moments TIF Project*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$506,801.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$549,831.00    Amount on Hand:      \$506,801.00

#### **Economic Activity Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$2,350,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other: Legal, engineering      \$350,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$2,700,000.00

**Anticipated TOTAL Project Costs:**      \$30,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Charleston*

### *I-57 Redevelopment Area*

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**Contact Agency:** City of Charleston

**Contact Phone:** (573) 683-3325

**Developer(s):** None

**Senate District:** 27

**House District:** 161

**Original Date Plan/Project Approved:** 4/13/2004

**Plan Description:**

Construct various public & private infrastructural improvements, relocation costs, for the purpose of encouraging redevelopment of the area

**Plan/Project Status:** Starting Up

**Area Type:** Blight, Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	65	<b>Actual to Date:</b>	40
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**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
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## *Charleston*

### *I-57 Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$29,423.17 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: N/A

Current anticipated estimated number of years to retirement: N/A

## *Chesterfield*

### *Chesterfield Valley TIF District*

---

**Contact Agency:** City of Chesterfield

**Contact Phone:** (636) 537-4714

**Developer(s):** Various

**Senate District:** 26

**House District:** 89

**Original Date Plan/Project Approved:** 10/17/1994

**Plan Description:**

Levee improvements and various public infrastructure construction, extensions, I-64 access interchanges and internal roadways, pursuant to commercial development of the area

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and Other: natural disaster recovery

**Number of New Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b> 13750
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**Number of Retained Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b> 1895
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# *Chesterfield*

## *Chesterfield Valley TIF District*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$2,782,875.00    As of:      12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$35,702,091.80    Amount on Hand:      \$1,632,775.00

#### **Economic Activity Taxes:**

Total received since inception:      \$18,491,159.78    Amount on Hand:      \$1,150,100.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$72,507,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$72,507,000.00

**Anticipated TOTAL Project Costs:**      \$72,507,000.00

Financing Method:    Pay-as-you-go, TIF bond, notes

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *City of St. Louis*

### *1133 Washington Ave. (352-48)*

---

Contact Agency: SLDC

Contact Phone: (314) 259-3424

Developer(s): Washington Avenue Apts., L.P.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

**Plan Description:**

Renovate former Days Inn Motel into 127 apartment units for rental, commercial usage, and related parking.

Plan/Project Status: Inactive

Area Type: Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 8

Actual to Date:

**Number of Retained Jobs:**

Projected:

Actual to Date:

## *City of St. Louis*

*1133 Washington Ave. (352-48)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,100,000.00

**Anticipated TOTAL Project Costs:** \$9,900,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *1136 Washington Ave. (A.D. Brown Bldg.) (352-58)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** A.D. Brown Acquisition Corp., L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/21/2004

**Plan Description:**

Renovation of 9-story A. D. Brown Building for 89 condominiums with ground floor commercial and related parking.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

**Projected:** 40

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

*1136 Washington Ave. (A.D. Brown Bldg.) (352-58)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *114-51 S. 7th St. (352-23)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** KRM Properties II, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/10/2002

**Plan Description:**

Adapt an historic 48,000 sq. ft. two floor industrial building for office use. Provide an expanded job source for the south edge of downtown

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

**Projected:** 200

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

*114-51 S. 7th St. (352-23)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,300,000.00

**Anticipated TOTAL Project Costs:** \$6,542,006.00

#### **Financing Method:**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *City of St. Louis*

### *1300 Convention Plaza*

---

Contact Agency: SLDC  
Contact Phone: (314) 259-3424  
Developer(s): Convention Plaza Apartments, L.L.C.  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 12/21/2004  
Plan Description:  
Not provided

Plan/Project Status: Under Construction

Area Type: Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 5

Actual to Date:

**Number of Retained Jobs:**

Projected:

Actual to Date:



# *City of St. Louis*

## *1300 Convention Plaza*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *1312 Washington Avenue (352-30)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** 1312 Washington Avenue, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 6/16/2003

**Plan Description:**

Rehabilitation of 7-story, 36,250 sf building for 12 condos plus ground floor retail

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	15	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *1312 Washington Avenue (352-30)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$3,211,132.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *City of St. Louis*

### *1505 Missouri (352-21)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Guilded Age Renovation, LLC

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 8/5/2002

**Plan Description:**

Restoration of an historic church building into 12 condo residential units

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# City of St. Louis

## 1505 Missouri (352-21)

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *City of St. Louis*

### *3800 Park Ave. (352-12)*

---

Contact Agency: SLDC  
Contact Phone: (314) 622-3400  
Developer(s): Park Avenue Management L.L.C.  
Senate District: 5  
House District: 64

Original Date Plan/Project Approved: 8/1/2001

#### **Plan Description:**

Project calls for redevelopment of a two-story, 24,000 sq. ft. building to suit the needs of a high technology company with investment of \$1.3 million, developer would lease unneeded space to other complimentary high tech businesses, public benefit would realize conversion of vacant and deteriorated building into productive tax-producing site. First floor for LGASE

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/ or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	4
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#### **Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	22
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# *City of St. Louis*

*3800 Park Ave. (352-12)*

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$1,300,000.00

Financing Method:

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *City of St. Louis*

### *410 N. Jefferson West Gate Lofts (352-45)*

---

Contact Agency: SLDC

Contact Phone: (314) 259-3424

Developer(s): 410 N. Jefferson, L. L. C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/2/2004

**Plan Description:**

Renovation of 5-Story, 85,000 sq. ft. warehouse building into a 49 condominium units with related parking

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 5

Actual to Date:

**Number of Retained Jobs:**

Projected:

Actual to Date:



## *City of St. Louis*

### *410 N. Jefferson West Gate Lofts (352-45)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,525,000.00

**Anticipated TOTAL Project Costs:** \$12,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *4100 Forest Park (3352-16)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** The Desco Group

**Senate District:** 5

**House District:** 64

**Original Date Plan/Project Approved:** 12/26/2001

**Plan Description:**

Project involves the acquisition renovation, and equipping of the 4100 Forest Park Building as commercial space for technology-Based companies. Project will renovate an historic and underutilized building bring new high - paying tech. Jobs, help foaste advanced tech industry assist in locating and expanding new tech business revitalize a depressed area and stimulate further economic development and prosperity.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place

**Number of New Jobs:**

**Projected:** 675

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

# *City of St. Louis*

## *4100 Forest Park (3352-16)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$66,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *4200 Laclede Avenue (352-19)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** A.C. Murphy Properties & Development

**Senate District:** 64

**House District:** 5

**Original Date Plan/Project Approved:** 6/20/2002

**Plan Description:**

Renovation of 4200 Laclede Building into 18 new condominium units

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of St. Louis*

## *4200 Laclede Avenue (352-19)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$6,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *4391-99 West Pine Condo (352-10)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 622-3400

**Developer(s):** 110 N. Condominium L.L.C. (Westin Group)

**Senate District:** 4

**House District:** 64

**Original Date Plan/Project Approved:** 2/10/2000

**Plan Description:**

A long vacant lot is being put to productive use. Public street improvements will result for this section of West Pine Blvd. The new construction is a three story elementary building containing 32,000 usable sq. ft. plus basement garage space. There will be 12 Residential units, 24 parking spaces.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *4391-99 West Pine Condo (352-10)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$3,800,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *4548 West Pine Condominiums (352-5)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** West Pine Court L.L.C. (Westin Group)

**Senate District:** 4

**House District:** 64

**Original Date Plan/Project Approved:** 12/22/1997

**Plan Description:**

Demolition of long unoccupied high rise nursing home and construction of fifteen(15) townhouses for sale. The neighbor hood got rid of an eyesore and traded it for an attractive residential complex with homes that sold for \$250,000 - \$420,000

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place

**Number of New Jobs:**

**Projected:** 0

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *City of St. Louis*

### *4548 West Pine Condominiums (352-5)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$3,500,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *5700 Arsenal (352-60)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** The 5700 Property, L.L.C.

**Senate District:** 4

**House District:** 65

**Original Date Plan/Project Approved:** 2/28/2005

**Plan Description:**

\$15 million redevelopment of the Area. The Project involves the demolition of the former Truman Center facility and the construction of approximately 34 single-family homes and 22 town homes in the Area.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

# *City of St. Louis*

## *5700 Arsenal (352-60)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,340,000.00

**Anticipated TOTAL Project Costs:** \$15,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *920 Olive/1000 Locust (352-24)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** 920/11000,LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/21/2002

**Plan Description:**

RPAI adapt two Multi-level historic masonry structures for 44 apartments plus ground floor retail and parking. RPAI will be a new mixed use building to be constructed on a parking lot site. Increases the number of people living downtown and saving tow significant structures

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market place

**Number of New Jobs:**

**Projected:** 0                      **Actual to Date:** 49

**Number of Retained Jobs:**

**Projected:**                      **Actual to Date:** 0

# *City of St. Louis*

## *920 Olive/1000 Locust (352-24)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,227,776.00

**Anticipated TOTAL Project Costs:** \$6,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Adler Lofts (352-49)*

---

Contact Agency: SLDC

Contact Phone: (314) 259-3424

Developer(s): Adler Lofts, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/6/2004

**Plan Description:**

Project at 2021-2101 Washington Ave. will renovate 5 - story, 52451 sq. ft. property into 32 loft condo units with commercial space and related parking

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 40

Actual to Date:

**Number of Retained Jobs:**

Projected:

Actual to Date:

# *City of St. Louis*

## *Adler Lofts (352-49)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$637,359.00

**Anticipated TOTAL Project Costs:** \$8,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Argyle Redevelopment Plan (352-7)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Treasurer, City of St. Louis

**Senate District:** 4

**House District:** 64

**Original Date Plan/Project Approved:** 12/17/1998

**Plan Description:**

TIF is being used to back up bonds issued by the City Treasurer to build the Argyle parking garage to serve the surrounding commercial district, including the recently renovated and reopened Chase Park Plaza apartment and hotel. The availability of parking is expected also to help market other commercial buildings in the district, which have been unoccupied for a large period of time

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

**Projected:** 25

**Actual to Date:** 30

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



# City of St. Louis

## Argyle Redevelopment Plan (352-7)

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$12,200.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Automobile Row (352-52)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** Integration, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/21/2004

**Plan Description:**

Renovate approximately 18 mixed-use properties in two phases. RPA1-Renovate 9 Properties into residential, office, commercial and parking uses (\$12.6 million) RPA2 - Renovate additional 9 properties into office, commercial residential, parking, retail and restaurant uses.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

**Projected:** 30

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

# City of St. Louis

## Automobile Row (352-52)

---

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Barton St. (Tabernacle Lofts) (352-44)*

---

Contact Agency: SLDC

Contact Phone: (314) 259-3424

Developer(s): Tabernacle Lofts, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

**Plan Description:**

Renovation of 3-story, 26000 sq. ft. church and school property into 14 loft condominium units

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 2

Actual to Date:

**Number of Retained Jobs:**

Projected:

Actual to Date:

## *City of St. Louis*

### *Barton St. (Tabernacle Lofts) (352-44)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$370,000.00

**Anticipated TOTAL Project Costs:** \$2,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Bottle District(352-59)*

---

Contact Agency: SLDC

Contact Phone: (314) 259-3424

Developer(s): BDP, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

#### **Plan Description:**

Renovation and new construction in eight blocks north of Edward Jones Dome and west of Laclede's Landing for entertainment, commercial in residential uses

Plan/Project Status: Starting-Up

Area Type: Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

Projected: 1,400

Actual to Date:

#### **Number of Retained Jobs:**

Projected:

Actual to Date:

# *City of St. Louis*

## *Bottle District(352-59)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Catlin Townhomes North Boyle & West Pine Blvd. (352-41)*

---

Contact Agency: SLDC

Contact Phone: (314) 662-3400

Developer(s): Rothschild Winzerling, LLC

Senate District: 58

House District: 5

Original Date Plan/Project Approved: 3/30/2004

**Plan Description:**

Construction of seven new attached townhouses on vacant land

Plan/Project Status: Starting up

Area Type: Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

Projected:	0	Actual to Date:	0
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**Number of Retained Jobs:**

Projected:	0	Actual to Date:	0
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## *City of St. Louis*

### *Catlin Townhomes North Boyle & West Pine Blvd. (352-41)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$422,000.00

**Anticipated TOTAL Project Costs:** \$2,814,460.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Center for Emerging Technologies/Dorris Wing Expansions(352-11*

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**Contact Agency:** SLDC

**Contact Phone:** (314) 622-3400

**Developer(s):** Dorris Building, LP

**Senate District:** 5

**House District:** 64

**Original Date Plan/Project Approved:** 12/17/1999

**Plan Description:**

TIF50,000 sq. ft. Dorris Property was acquired on September 1, 2000 after a \$8 million renovation, the Dorris Building now provides expansion space for the Center's tenants and other start-up advanced technology companies. The public benefit is the \$8million renovation of an historic building which is expected to create 140 new permanent jobs.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Center for Emerging Technologies/Dorris Wing Expansions(352-11*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$8,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Chouteau/Compton Industrial Center (352-6)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Chouteau Compton L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/23/1999

**Plan Description:**

A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. The \$14.5 million project will include approximately 275,000 sq. ft. of office/industrial space. Phase I, a 40000 sq. ft. office building is completed

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

**Projected:** 200      **Actual to Date:** 100

**Number of Retained Jobs:**

**Projected:**      **Actual to Date:**

## *City of St. Louis*

### *Chouteau/Compton Industrial Center (352-6)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$14,500,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Convention Headquarters Hotel (352-03)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** HRI

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/13/1999

**Plan Description:**

Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage. Since 1992 the City has been without a Convention Headquarters hotel. To be competitive with other cities, S. t. Louis not only needs its state of the are Convention Center but it also needs a 1000+room hotel adjacent to the convention Center. Renaissance Suites (180unitss) in the Lennox Hotel and the remainder of hotel including renovated Statler Hotel, new hotel tower, ball room building and 800 space parking garage has opened.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 1000      **Actual to Date:** 600

**Number of Retained Jobs:**

**Projected:**      **Actual to Date:**

# *City of St. Louis*

## *Convention Headquarters Hotel (352-03)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$276,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Cupples Station (352-2)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** McCormack Baron and Associates

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 3/8/1991

**Plan Description:**

Phase I 256 room Westin hotel. Phase II 750 space parking garage. Phase III 190 apartments plus retail in two buildings of Historic complex.

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	3000	<b>Actual to Date:</b>	150
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	
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## *City of St. Louis*

### *Cupples Station (352-2)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$198,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Dogtown Walk II (352-62)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Saaman Development, L.L.C.

**Senate District:** 4

**House District:** 64

**Original Date Plan/Project Approved:** 2/28/2005

**Plan Description:**

The Project consists of approximately \$2.6 Million in Development and preparation of three lots for the construction of approximately 10 residential townhouse unites, each approximately 1900 square feet in size.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 0

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Dogtown Walk II (352-62)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$415,000.00

**Anticipated TOTAL Project Costs:** \$2,700,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Dr. Martin Luther King Plaza (352-18)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Page Partners, LLC

**Senate District:** 60

**House District:** 5

**Original Date Plan/Project Approved:** 3/18/2002

**Plan Description:**

Construction of 43,000 sf new retail space at intersection of North Grand, Page and MLK, anchored by a 13,000 sf Save-A-Lot grocery store

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	95
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**Number of Retained Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	5
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## *City of St. Louis*

### *Dr. Martin Luther King Plaza (352-18)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *East Bank Lofts (352-64)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** CHD Design Development, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/28/2005

**Plan Description:**

The Project consists of approximately \$11.1 Million in renovation and rehabilitation of the seventh floor building currently located at 1511 Washington Avenue. The project proposes to convert the existing building, which contains approximately 51,000 gross square feet of space into 11 residential condominium units totaling approximately 31,000 square feet and lower level commercial space totaling approximately 7700 square feet. The basement will be converted into a parking garage with 15 spaces. The first floor will be a four star restaurant. Approximately 40% of the second floor will be a cooking school with a radio and television studio.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

**Projected:** 25

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *East Bank Lofts (352-64)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,414,000.00

**Anticipated TOTAL Project Costs:** \$11,037,820.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Edison Brothers Warehouse (352-8)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Breckenridge Edison Development, L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/23/1999

**Plan Description:**

Convert an unoccupied warehouse into a 300 Room Sheraton Hotel with four levels of parking and recreational/meeting facilities. Though not part of the TIF a portion of the 900,000 sq. ft. building will also be used for 76 apartments. This project will provide great economic gain for the city and it downtown saving and reusing a prominent building.

**Plan/Project Status:** Fully Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

**Projected:** 300

**Actual to Date:** 195

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *City of St. Louis*

### *Edison Brothers Warehouse (352-8)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$55,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Fashion Square Lofts, 1301 Washington Avenue (352-37)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Fashion Square, LLC

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 7/23/2004

**Plan Description:**

Renovate an existing 11-story structure for 122,400 sf residential use (96 apartments) and 48,600 sf commercial & retail use

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Fashion Square Lofts, 1301 Washington Avenue (352-37)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,700,000.00

**Anticipated TOTAL Project Costs:** \$29,262,334.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Gaslight Square East (352-51)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** Gaslight Square Place III, L.L.C.

**Senate District:** 4

**House District:** 58

**Original Date Plan/Project Approved:** 12/21/2004

**Plan Description:**

Construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

**Projected:** 0

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Gaslight Square East (352-51)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Grace Lofts (352-28)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 622-3400

**Developer(s):** McGowen Brow. Development Corp., L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/25/2003

**Plan Description:**

Renovation for adaptive reuse of eight story 60,000 square floor building for 24 loft apartments plus 1st and 2nd floor Commercial.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Grace Lofts (352-28)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Grand Center (352-20)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Grand Center, Inc

**Senate District:** 58

**House District:** 5

**Original Date Plan/Project Approved:** 2/25/2003

**Plan Description:**

A TIF district to encage 20-30 interrelated arts, entertainment, commercial and residential projects. The projects support the city's performing arts center connecting downtown St. Louis with the Central West End Neighborhood

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	3900	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Grand Center (352-20)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$450,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Gravois Plaza (353-13)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Kimco Realty Corp

**Senate District:** 5

**House District:** 67

**Original Date Plan/Project Approved:** 11/30/2001

**Plan Description:**

Demolition of existing Gravois Plaza. Reconstruct shopping mall, anchored by 125,000 square feet Shop 'n Save supermarket with adjacent retail shops. New mall replaces aging outmoded shopping center suffering from excessive vacancies. New center will create jobs. Increase real estate values, promote sales and other economic activity taxes, and help to stabilize the neighborhood.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	120	<b>Actual to Date:</b>	100
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**Number of Retained Jobs:**

<b>Projected:</b>	102	<b>Actual to Date:</b>	102
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## *City of St. Louis*

### *Gravois Plaza (353-13)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$18,200,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Hampton Inn @ the Highlands (352-38)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Hampton Hotel, LLC

**Senate District:** 64

**House District:** 4

**Original Date Plan/Project Approved:** 3/21/2004

**Plan Description:**

On vacant land, construct a new, 118-room hotel and restaurant

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Hampton Inn @ the Highlands (352-38)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$2,400,000.00

**Anticipated TOTAL Project Costs:** \$14,036,000.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Lafayette Square Historic District (352-14)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Near Southside Improvement Corp.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/28/2001

**Plan Description:**

Implement Lafayette Square Neighborhood Plan by restoring vacant buildings and sites; improving access, circulation and parking; make basic improvements to the streets, sidewalks and parks and improving Neighborhood services and amenities

**Plan/Project Status:** Starting Up

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	350	<b>Actual to Date:</b>	110
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**Number of Retained Jobs:**

<b>Projected:</b>	75	<b>Actual to Date:</b>	75
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## *City of St. Louis*

### *Lafayette Square Historic District (352-14)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Louderman Building (352-25)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Not provided

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/21/2002

**Plan Description:**

Adaptive reuse of multi-level office building for condo 3 floors of office, Ground floor retail plus parking.  
Saving a downtown landmark structure and adding to downtown population

**Plan/Project Status:**

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market place

**Number of New Jobs:**

<b>Projected:</b>	137	<b>Actual to Date:</b>	12
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**Number of Retained Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	5
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## *City of St. Louis*

### *Louderman Building (352-25)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$2,400,000.00

**Anticipated TOTAL Project Costs:** \$15,121,265.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Loughborough Commons (352-61)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** The Desco Group, Inc. or Loughborough Commons, L.L.C.

**Senate District:** 1

**House District:** 108

**Original Date Plan/Project Approved:** 2/28/2005

**Plan Description:**

A new Schnooks proto-type supercenter consisting of approximately 63,000 square feet. A national hardware retailer consisting of approximately 116,000 square feet (exclusive of nursery and yard.) Additional general retail consisting of approximately 25,000 square feet to potentially 50,000 square feet. 4 or 5 outlots consisting of approximately 26,000 square feet to include a combination of financial services, consumer products, and sit-down and fast-food restaurants

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 300

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Loughborough Commons (352-61)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$11,000,000.00

**Anticipated TOTAL Project Costs:** \$40,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Marquette Building (352-57)*

---

Contact Agency: SLDC

Contact Phone: (314) 259-3424

Developer(s): TLG Marquette, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

**Plan Description:**

Renovation of 21-Story Building into 81 residential condos, 35 apartments, a YMCA with ground Floor and lower level commercial uses

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

Projected: 81

Actual to Date:

**Number of Retained Jobs:**

Projected:

Actual to Date:

## *City of St. Louis*

### *Marquette Building (352-57)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Maryland Plaza North (352-7P1)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** Rothschild Development, LTD.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/2/2004

**Plan Description:**

Renovation of seven townhomes on 14 Lots into approximately 20 Condominiums

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	4	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Maryland Plaza North (352-7P1)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,030,000.00

**Anticipated TOTAL Project Costs:** \$10,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Maryland Plaza North (352-7p1)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** Rothschild Development, Ltd.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/2/2004

**Plan Description:**

Renovation of seven town homes on 14 lots into approximately 20 condominiums.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

**Projected:** 4

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *City of St. Louis*

### *Maryland Plaza North (352-7p1)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,030,000.00

**Anticipated TOTAL Project Costs:** \$10,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Maryland Plaza North (352-7p1)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** Rothschild Development, Ltd.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/2/2004

**Plan Description:**

Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

**Projected:** 4

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Maryland Plaza North (352-7p1)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,030,000.00

**Anticipated TOTAL Project Costs:** \$10,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Maryland Plaza South (352-7p2)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** Koplar Properties, Inc.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/2/2004

**Plan Description:**

Redevelopment of former Saks and Medical Arts Building and Greenberg Gallery into commercial and retail/office use.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

**Projected:** 100

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Maryland Plaza South (352-7p2)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,850,000.00

**Anticipated TOTAL Project Costs:** \$16,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Mississippi Place (352-56)*

---

Contact Agency: SLDC

Contact Phone: (314) 259-3424

Developer(s): Gilded Age Renovation, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

**Plan Description:**

construction of 16 new town homes including off-street parking in project area

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 0

Actual to Date:

**Number of Retained Jobs:**

Projected:

Actual to Date:

## *City of St. Louis*

### *Mississippi Place (352-56)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Old Post Office Building (352-15)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Old Post Office developers, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/23/2003

**Plan Description:**

Renovation of 5-level, 242,000 square foot historic old post office to be acquired for GSA and developed for office and retail including Missouri Courts of Appeal and Webster University. To be complimented by new parking structure with 1050 spaces to be located across street to the west of project area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions. Project

required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/ or relocation costs.

**Number of New Jobs:**

**Projected:** 300

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** 0

**Actual to Date:**



## *City of St. Louis*

### *Old Post Office Building (352-15)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$34,950,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Old Post Office Building (352-15)*

---

Contact Agency: St. Louis Development Corporation

Contact Phone: (314) 622-3400

Developer(s): Old Post Office Developers, L. L. C.

Senate District:

House District:

Original Date Plan/Project Approved:

7/23/2003

Plan Description:

Plan/Project Status:

Area Type:

But for Determination:

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

## *City of St. Louis*

### *Old Post Office Building (352-15)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Paul Brown/ Arcade (352-26)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Pyramid Construction Co.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/10/2002

**Plan Description:**

RPAL: Adaptive reuse of Paul Brown Office Building for 222 apartments, ground floor retail and parking.

RPAL: Adaptive reuse of Arcade/Wright Office Building with condominiums, office retail and possible hotel.

Saving historic downtown structures, contributing to the overall rebirth of the Old Post Office district in the core area and increasing downtown residents.

**Plan/Project Status:**

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market place

**Number of New Jobs:**

**Projected:** RPA1-55;RP **Actual to Date:**

**Number of Retained Jobs:**

**Projected:** 0 **Actual to Date:** 5

# *City of St. Louis*

## *Paul Brown/ Arcade (352-26)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$46,077,800.00

**Anticipated TOTAL Project Costs:** \$97,060,600.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Pet Building (352-65)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Balke Brown Associates

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/9/2005

**Plan Description:**

The Project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8500 square feet of commercial usage. Total Project cost is estimated at \$40495,000.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

**Projected:** 25

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

# *City of St. Louis*

## *Pet Building (352-65)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$40,500,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Pet Building (352-65)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Balke Brown Associates

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/9/2005

**Plan Description:**

The Project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8500 square feet of commercial usage. Total Project cost is estimated at \$40495,000.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

**Projected:** 25

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



# *City of St. Louis*

## *Pet Building (352-65)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$40,500,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Printer's Lofts, 1601-27 Locust Street (352-32)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Printer's Lofts, LLC

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 7/23/2004

**Plan Description:**

RPA1: Renovate 2 existing structures for 17,500 sf ground floor commercial, 121,725 sf residential (74 loft condos) and parking; RPA2: Construction of mixed use building on remainder of site

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Printer's Lofts, 1601-27 Locust Street (352-32)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,880,000.00

**Anticipated TOTAL Project Costs:** \$26,502,500.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Railway Lofts, 1619 Washington Avenue (352-39)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** 1619 Washington, LLC

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 3/10/2004

**Plan Description:**

Renovate existing 96,000 sf 9-story building for ground floor commercial and 41 residential condominiums on upper floors

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Railway Lofts, 1619 Washington Avenue (352-39)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,583,379.00

**Anticipated TOTAL Project Costs:** \$13,216,575.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *City of St. Louis*

### *Robert E. Lee Riverboat (St. Louis Mooring Sites) (352-9)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Downtown St. Louis Investment Co., Inc.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/23/1999

**Plan Description:**

St. Louis has a number of its floating riverboat attractions in the Central riverfront area. The Robert E. Lee restaurant boat has been closed and deteriorating for several years. A new owner is prepared to refurbish the facility and reopen it as a restaurant.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place

**Number of New Jobs:**

**Projected:** 0

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Robert E. Lee Riverboat (St. Louis Mooring Sites) (352-9)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$1,600,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Scullin Redevelopment/St. Louis Market Place (352-1)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** Coast Commercial

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 7/20/1990

**Plan Description:**

A \$43 million 461,000 sq. ft. "power center" retail facility plus four out parcels supported by 2,450 parking spaces. Site includes 52 acres. Public Benefit was to demolish largely unused deterioration Rolling Mill/ Steel Co. and relocate railroad line to make site accessible.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

**Projected:** 500

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *City of St. Louis*

### *Scullin Redevelopment/St. Louis Market Place (352-1)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

#### **Total Anticipated TIF Reimbursable Project Costs:**

**Anticipated TOTAL Project Costs:** \$43,000,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Security Building (352-40)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Security Building Partners, LLC

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 3/10/2004

**Plan Description:**

Renovate existing 128,000 sf circa 1891 11-story building for office & retail uses

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	200
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# City of St. Louis

## Security Building (352-40)

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Shenandoah Place 2303-11 Minnesota Avenue (352-42)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Minnesota Development Partners, LLC

**Senate District:** 59

**House District:** 5

**Original Date Plan/Project Approved:** 3/30/2004

**Plan Description:**

Renovate three 4-family two story buildings into six for-sale condominiums

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Shenandoah Place 2303-11 Minnesota Avenue (352-42)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$231,540.00

**Anticipated TOTAL Project Costs:** \$1,549,416.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Soulard Market Apartments, 1535 South 8th Street (352-34)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Carriage Apartments, LLC

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 7/23/2004

**Plan Description:**

Renovation of the 5-story Welsch Baby Carriage Building for 127,032 feasible sf residential (132 apartments) and 23,618 sf commercial space plus residential parking

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Soulard Market Apartments, 1535 South 8th Street (352-34)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,400,000.00

**Anticipated TOTAL Project Costs:** \$29,226,315.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Southtown (352-31)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Developers Diversified Reality Corporation

**Senate District:** 66

**House District:** 4

**Original Date Plan/Project Approved:** 7/23/2004

**Plan Description:**

Construction of 97,000 sf one-story retail space including two retail strips and three out-parcel developments

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	0
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# City of St. Louis

## Southtown (352-31)

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,825,000.00

Property Acquisition and Relocation Costs: \$3,975,000.00

Project Implementation Costs: \$1,700,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Tech Electronics (352-17)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Tech Electronics, Inc

**Senate District:** 64

**House District:** 4

**Original Date Plan/Project Approved:** 2/21/2002

**Plan Description:**

Construction of 7,000 sf one-story office building capable of being expanded to three stories for Tech Electronics to allow continued growth of facilities and operation for the company.

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	45	<b>Actual to Date:</b>	35
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**Number of Retained Jobs:**

<b>Projected:</b>	160	<b>Actual to Date:</b>	160
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## *City of St. Louis*

### *Tech Electronics (352-17)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$4,500,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Terra Cotta Annex & Garage (352-29)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** 1501 Locust Partners, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 6/13/2003

**Plan Description:**

Rehabilitation of building adjacent to the Terra Cotta Loft Condos for an additional 75 condos and construction of a parking garage to serve the total 175 Terra Cotta Condo units, with additional parking spaces for the public

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	58	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *Terra Cotta Annex & Garage (352-29)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,500,000.00

**Anticipated TOTAL Project Costs:** \$24,398,026.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *The Clusters, 2500 South 18th Street (352-35)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** Restoration St. Louis, Inc

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 7/23/2004

**Plan Description:**

Renovation of a 27,000 sf building complex originally used as a religious clouster and more recently as a nursing home into 21 apartments and on-site parking

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	1	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *The Clousters, 2500 South 18th Street (352-35)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$510,000.00

**Anticipated TOTAL Project Costs:** \$3,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *City of St. Louis*

### *The Georgian @ City Hospital, 1515 Lafayette Avenue (352-36)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 662-3400

**Developer(s):** City Hospital Development, LLC

**Senate District:** 63

**House District:** 5

**Original Date Plan/Project Approved:** 7/23/2004

**Plan Description:**

Renovate an abandoned 5-story 153,000 sf hospital building built in 1912 for development of 101 residential condominiums

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of St. Louis*

### *The Georgian @ City Hospital, 1515 Lafayette Avenue (352-36)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,000,000.00

**Anticipated TOTAL Project Costs:** \$23,768,124.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Walter Knoll (352-27)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 622-3400

**Developer(s):** W. C. & D. Enterprises (Walter Knoll Florist)

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/21/2002

**Plan Description:**

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail business  
Florist Row is the center of wholesale florists industry in the city, but is in need of public infrastructure to  
Keep updated

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions. Project  
required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and or relocation cost.

**Number of New Jobs:**

**Projected:** 76

**Actual to Date:** 60

**Number of Retained Jobs:**

**Projected:** 0

**Actual to Date:**

# *City of St. Louis*

## *Walter Knoll (352-27)*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,000,000.00

**Anticipated TOTAL Project Costs:** \$3,013,650.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Warehouse of Fixtures (352-50)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** University Village Apartments, L.P.

**Senate District:** 5

**House District:** 64

**Original Date Plan/Project Approved:** 8/2/2004

**Plan Description:**

Renovation of seven buildings, totaling 340,000 sq. ft. into 200 loft apartment units, commercial uses and related parking

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

**Projected:** 170

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Warehouse of Fixtures (352-50)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Washington East Condominiums (352-54)*

---

**Contact Agency:** SLDC

**Contact Phone:** (314) 259-3424

**Developer(s):** Pyramid Construction, Inc.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/21/2004

**Plan Description:**

Redevelopment of 901, 1001-15 Washington Ave. and 1010 Lucas St. to renovate four loft buildings for retail, office and residential condos with parking.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

**Projected:** 64

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *City of St. Louis*

### *Washington East Condominiums (352-54)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Willy's Overland Building (352-66)*

---

**Contact Agency:** St. Louis Development Corporation

**Contact Phone:** (314) 622-3400

**Developer(s):** The National System, Inc.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/27/2005

**Plan Description:**

The project involves the acquisition, renovation and equipping of the Willy's Overland Building (formerly known as the e SJI Building for National System's Inc.) The total cost of the project is approximately \$12.3 Million

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

**Projected:** 200

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *City of St. Louis*

### *Willy's Overland Building (352-66)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,300,000.00

**Anticipated TOTAL Project Costs:** \$12,300,000.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *City of St. Louis*

### *Windows Lofts, 1601 Washington Avenue (352-33)*

---

Contact Agency: SLDC

Contact Phone: (314) 662-3400

Developer(s): 1601 Washington, LLC

Senate District: 63

House District: 5

Original Date Plan/Project Approved: 7/23/2004

**Plan Description:**

Renovate existing 120,000 sf building for 75,250 sf commercial uses & 45,150 sf (33) residential loft condominiums

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

Projected:	82	Actual to Date:	0
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**Number of Retained Jobs:**

Projected:	0	Actual to Date:	0
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## *City of St. Louis*

### *Windows Lofts, 1601 Washington Avenue (352-33)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$15,835,160.00

Financing Method: TIF notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

# *County of Atchison*

## *Exit 110*

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**Contact Agency:** Atchison County

**Contact Phone:** (660) 744-6214

**Developer(s):** Graybill Tire & Repair, Inc.

**Senate District:** 12

**House District:** 4

**Original Date Plan/Project Approved:** 5/24/2005

**Plan Description:**

Site prep, various public infrastructure construction, extensions for construction of a full service truck repair facility

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	20
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# County of Atchison

## Exit 110

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2005

#### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$88,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$36,000.00

Other: Landscaping/screening \$5,000.00

Other: Building additional construction \$21,000.00

Other: Redevelopment soft costs \$5,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Total Anticipated TIF Reimbursable Project Costs: \$155,000.00

Anticipated TOTAL Project Costs: \$654,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

## *County of Madison*

### *Hwy 67/72 TIF District*

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**Contact Agency:** Madison County Commission

**Contact Phone:** (573) 783-2176

**Developer(s):** Not provided

**Senate District:** 27

**House District:** 156

**Original Date Plan/Project Approved:** 12/26/2001

**Plan Description:**

Various public infrastructure improvements, roadway realignment, construction of a bypass for M-72 to an area north of the city of Fredericktown to facilitate development of the highway corridors in the Fredericktown area.

**Plan/Project Status:** Starting Up

**Area Type:** Not provided

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	360
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*County of Madison*  
*Hwy 67/72 TIF District*

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$2,530.00    As of:            9/30/2005

**Payments in Lieu of Taxes:**

Total received since inception:                      \$248,308.00    Amount on Hand:                      \$446.00

**Economic Activity Taxes:**

Total received since inception:                      \$14,272.00    Amount on Hand:                      \$2,085.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$13,550,000.00

Property Acquisition and Relocation Costs:                      \$100,000.00

Project Implementation Costs:                      \$50,000.00

Other:    Engineering                      \$1,500,000.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$15,200,000.00

**Anticipated TOTAL Project Costs:**                      \$15,200,000.00

Financing Method:    Pay-as-you-go, TIF bond, TIF notes

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      23

## *County of Scott*

### *Scott County I-55 Redevelopment Project*

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**Contact Agency:** Scott County Commission

**Contact Phone:** (573) 545-3549

**Developer(s):** Boyer Construction Company

**Senate District:** 27

**House District:** 160

**Original Date Plan/Project Approved:** 10/3/2002

**Plan Description:**

Rehabilitate the Sikeston Factory Outlet Mall to revitalize sales

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	110
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**Number of Retained Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	150
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## *County of Scott*

### *Scott County I-55 Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$11,708.31    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$14,234.22    Amount on Hand:                      \$11,785.54

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$3,281.25

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other: Lease fees, incentives                      \$108,143.65

Other: Architect/legal fees                      \$12,748.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$295,892.52

**Anticipated TOTAL Project Costs:**                      \$1,434,715.24

Financing Method: TIF notes

Original estimated number of years to retirement:            14

Current anticipated estimated number of years to retirement:            16

## *Creve Coeur*

### *City Place III & IV Redevelopment Project*

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**Contact Agency:** City of Creve Coeur

**Contact Phone:** (314) 872-2519

**Developer(s):** The Koman Group

**Senate District:** 24

**House District:** 82

**Original Date Plan/Project Approved:** 9/22/1997

**Plan Description:**

Site prep for development of 6-story hotel & associated parking, Various other infrastructure works including traffic signalization on N. Ballas Road, utility relocations & improvements, stormwater control facilities, etc.

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	280
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Creve Coeur*

### *City Place III & IV Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$65,450.00    As of:            6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$874,130.00    Amount on Hand:                      \$65,450.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$75,000.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                                      \$1,600,880.00

Property Acquisition and Relocation Costs:    \$0.00

Project Implementation Costs:    \$90,500.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**    \$1,691,380.00

**Anticipated TOTAL Project Costs:**    \$1,691,380.00

Financing Method:    TIF bond

Original estimated number of years to retirement:                      12

Current anticipated estimated number of years to retirement:                      12

## *Des Peres*

### *Manchester/Ballas Redevelopment Project*

---

**Contact Agency:** City of Des Peres

**Contact Phone:** (314) 885-6100

**Developer(s):** Westfield of America, LLC

**Senate District:** 24

**House District:** 97

**Original Date Plan/Project Approved:** 12/18/1997

**Plan Description:**

Demolition of most of old West County Mall structure and construction of new 1.2 million sq new West County Mall, road & parking const

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *Des Peres*

### *Manchester/Ballas Redevelopment Project*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$3,464,923.00    As of:      12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$7,132,066.00    Amount on Hand:      \$3,464,923.00

#### **Economic Activity Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$0.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$0.00

**Anticipated TOTAL Project Costs:**      \$300,000,000.00

Financing Method:    TIF bond

Original estimated number of years to retirement:      16

Current anticipated estimated number of years to retirement:      16

## *Desloge*

### *Highway 67 TIF District*

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**Contact Agency:** City of Desloge

**Contact Phone:** (573) 431-3700

**Developer(s):** Not provided

**Senate District:** 20

**House District:** 107

**Original Date Plan/Project Approved:** 4/28/1997

**Plan Description:**

Various street, curb, gutter & storm drainage, water & sewer construction & extensions to enhance the area for development

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support planned development and required some parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	210	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
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## *Desloge*

### *Highway 67 TIF District*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12.01 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$638,318.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,101,857.00 Amount on Hand: \$12.01

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Highway 8 improvements \$2,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,900,000.00

**Anticipated TOTAL Project Costs:** \$3,900,000.00

Financing Method: TIF bond, TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Eureka*

### *South I-44 Redevelopment Project*

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Contact Agency: City of Eureka

Contact Phone: (636) 938-5233

Developer(s): Not provided

Senate District: 26

House District: 89

Original Date Plan/Project Approved: 9/2/1997

Plan Description:

Not provided

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to remedy existing inadequate conditions and construct adequate capacity to support development and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	1250	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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## South I-44 Redevelopment Project

Current Amount of Revenue in Special Allocation Fund: \$24,258.60 As of: 12/31/2004

Total received since inception: \$64,750.41      Amount on Hand: \$0.00

Total recieved since inception: \$69,549.43      Amount on Hand: \$0.00

Public Infrastructure/Site Development Costs:	\$37,670,000.00
Property Acquisition and Relocation Costs:	\$8,000,000.00
Project Implementation Costs:	\$400,000.00
Other: Public safety equipment	\$930,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$47,000,000.00

Anticipated TOTAL Project Costs: \$178,059,000.00

Financing Method: TIF bond, TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Eureka*

### *West Fifth Street Redevelopment Project*

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Contact Agency: City of Eureka

Contact Phone: (636) 938-5233

Developer(s): Not provided

Senate District:

House District:

Original Date Plan/Project Approved:

Plan Description:

Not provided

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

# *Eureka*

## *West Fifth Street Redevelopment Project*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$3,340,363.53    As of:      12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$2,582,451.79    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$7,038,344.68    Amount on Hand:      \$3,340,363.56

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$2,475,000.00

Property Acquisition and Relocation Costs:      \$1,400,000.00

Project Implementation Costs:      \$100,000.00

Other: Administration      \$100,000.00

Other: Public safety equipment      \$175,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$4,250,000.00

**Anticipated TOTAL Project Costs:**      \$20,310,000.00

Financing Method: Pay-as-you-go, TIF bond, TIF notes

Original estimated number of years to retirement:      12

Current anticipated estimated number of years to retirement:      9

## *Excelsior Springs*

### *Paradise Playhouse TIF*

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**Contact Agency:** City of Excelsior Springs

**Contact Phone:** (816) 630-0760

**Developer(s):** Not provided

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 1/25/1999

**Plan Description:**

Construction of a dinner theater

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *Excelsior Springs*

### *Paradise Playhouse TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,275.00 As of: 9/30/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$105,454.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$13,973.00 Amount on Hand: \$2,275.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Excelsior Springs*

### *Price Chopper TIF*

---

**Contact Agency:** City of Excelsior Springs

**Contact Phone:** (816) 630-0760

**Developer(s):** Associated Wholesale Grocers

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 6/20/1994

**Plan Description:**

Construction of new 60,000sf grocery store, parking lot, access drives

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and capacity to support

**Number of New Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	103
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	30
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## *Excelsior Springs*

### *Price Chopper TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$452,985.00    As of:      9/30/2004

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$775,882.00    Amount on Hand:      \$104,992.00

#### **Economic Activity Taxes:**

Total received since inception:      \$2,420,118.00    Amount on Hand:      \$347,993.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**

#### **Anticipated TOTAL Project Costs:**

Financing Method:    TIF bond

Original estimated number of years to retirement:      11

Current anticipated estimated number of years to retirement:      6

## *Excelsior Springs*

### *U.S. 69 & McCleary Rd - Vintage Dr Improvement Plan TIF*

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**Contact Agency:** City of Excelsior Springs

**Contact Phone:** (816) 630-0760

**Developer(s):** CHAP Land Company, LLC

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 5/6/2002

**Plan Description:**

Install traffic signal lights, acceleration-deceleration lanes, storm sewer extensions, construction of Vintage Ct, extension of Vintage Dr, realignment of McCleary Road

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and capacity to support the project

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *Excelsior Springs*

### *U.S. 69 & McCleary Rd - Vintage Dr Improvement Plan TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: (\$22,261.00) As of: 9/30/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$741,226.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: Legal & professional fees \$85,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs: \$866,226.00**

**Anticipated TOTAL Project Costs: \$26,860,080.00**

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Excelsior Springs*

### *Wal-Mart - Elms Hotel TIF*

---

**Contact Agency:** City of Excelsior Springs

**Contact Phone:** (816) 630-0760

**Developer(s):** Wal-Mart, Inc & others

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 11/28/1994

**Plan Description:**

Sewer extension to the Wal-Mart site, highway & street improvements at Wal-Mart site; property acquisition, sidewalk construction, public parking, storm sewer, water, sanitary sewer extensions to Paradise Playhouse dinner theater; historic renovation of the Elms Hotel & Spa property

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	200
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## *Excelsior Springs*

### *Wal-Mart - Elms Hotel TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$659,651.00    As of:      9/30/2004

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$1,454,563.00    Amount on Hand:      \$220,476.00

#### **Economic Activity Taxes:**

Total received since inception:      \$4,163,106.00    Amount on Hand:      \$439,175.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:

Property Acquisition and Relocation Costs:

Project Implementation Costs:

Other:

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**

#### **Anticipated TOTAL Project Costs:**

Financing Method:    TIF bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Fenton*

### *Dierberg's Fenton Crossing*

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**Contact Agency:** City of Fenton

**Contact Phone:** (636) 343-2080

**Developer(s):** Sansone Group

**Senate District:** 15

**House District:** 95

**Original Date Plan/Project Approved:** 10/19/1998

**Plan Description:**

Redevelopment of area to construct a retail shopping center, anchored by a Dierberg's Food Store

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing conditions

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	100
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Fenton*

### *Dierberg's Fenton Crossing*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,075,038.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,725,544.00 Amount on Hand: \$65,081.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,310,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,460,000.00

**Anticipated TOTAL Project Costs:** \$25,450,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Fenton*

### *Gravois Bluffs Redevelopment Project*

---

**Contact Agency:** City of Fenton

**Contact Phone:** (636) 343-2080

**Developer(s):** G J Grewe, Inc.

**Senate District:** 15

**House District:** 95

**Original Date Plan/Project Approved:** 10/19/1998

**Plan Description:**

Redevelopment of area to construct retail, entertainment & office center

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing conditions

**Number of New Jobs:**

<b>Projected:</b>	2050	<b>Actual to Date:</b>	2050
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**Number of Retained Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	300
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## *Fenton*

### *Gravois Bluffs Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$2,403,026.00    As of:      12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$5,911,180.00    Amount on Hand:      \$9,713.00

#### **Economic Activity Taxes:**

Total received since inception:      \$15,543,383.00    Amount on Hand:      \$2,393,313.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$39,900,000.00

Property Acquisition and Relocation Costs:      \$100,000.00

Project Implementation Costs:      \$275,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$40,275,000.00

**Anticipated TOTAL Project Costs:**      \$164,700,000.00

Financing Method:    TIF bond

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      17

## *Ferguson*

### *Downtown Redevelopment Plan*

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**Contact Agency:** City of Ferguson

**Contact Phone:** (314) 524-5252

**Developer(s):** Not provided

**Senate District:** 13 & 14

**House District:** 70 & 80

**Original Date Plan/Project Approved:** 9/10/2002

**Plan Description:**

Various public infrastructure improvements, site prep, rehabilitation of certain buildings, remediation of obsolete buildings, utilities parcel acquisition, etc.

**Plan/Project Status:** Seeking developer

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



# *Ferguson*

## *Downtown Redevelopment Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$125,363.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$191,763.00    Amount on Hand:      \$85,476.00

#### **Economic Activity Taxes:**

Total received since inception:      \$47,853.00    Amount on Hand:      \$39,887.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$5,000,000.00

Property Acquisition and Relocation Costs:      \$5,500,000.00

Project Implementation Costs:      \$1,000,000.00

Other: Not specified      \$1,000,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$12,500,000.00

**Anticipated TOTAL Project Costs:**      \$32,500,000.00

Financing Method: Pay-as-you-go, TIF bond, TIF notes

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Ferguson*

### *Halls Ferry/I-270 Redevelopment Plan*

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**Contact Agency:** City of Ferguson

**Contact Phone:** (314) 524-5252

**Developer(s):** Crossings at Halls Ferry, LLC

**Senate District:** 14

**House District:** 75

**Original Date Plan/Project Approved:** 7/15/1997

**Plan Description:**

27.4 acre site prep including construction of various public infrastructure improvements including roadway, sidewalk stormwater, traffic signalization, replacement of old, vacant shopping center structure with new construction

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	425
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Ferguson*

### *Halls Ferry/I-270 Redevelopment Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$733,541.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$1,868,211.00    Amount on Hand:      \$270,318.00

#### **Economic Activity Taxes:**

Total received since inception:      \$3,141,401.00    Amount on Hand:      \$463,223.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$3,904,000.00

Property Acquisition and Relocation Costs:      \$2,838,000.00

Project Implementation Costs:      \$540,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$7,282,000.00

**Anticipated TOTAL Project Costs:**      \$26,048,000.00

Financing Method:    TIF bond

Original estimated number of years to retirement:      21

Current anticipated estimated number of years to retirement:      21

## *Grandview*

### *Botts Road Industrial Redevelopment Area TIF*

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Contact Agency: City of Grandview  
Contact Phone: (816) 316-4804  
Developer(s): Teague Construction Co  
Senate District: 10  
House District: 45

Original Date Plan/Project Approved: 3/10/2004

**Plan Description:**

Partial funding of costs to construct streets, sewers and other public infrastructure and utility extensions, etc pursuant to development of site for industrial use.

Plan/Project Status: Under Construction

Area Type: Blight

**But for Determination:**

Required significant public infrastructure investment to construct adequate capacity to support industrial development

**Number of New Jobs:**

Projected:	200	Actual to Date:	150
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**Number of Retained Jobs:**

Projected:	N/A	Actual to Date:	0
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## *Grandview*

### *Botts Road Industrial Redevelopment Area TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,513,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$5,613,700.00

**Anticipated TOTAL Project Costs:** \$5,513,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

## *Grandview*

### *Downtown Grandview TIF*

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**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** Unruh Construction Co

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 7/23/2002

**Plan Description:**

Construct additional off-street parking, historic building preservation, renovation , prep vacant sites, façade improvements, etc.

**Plan/Project Status:** Fully Operational

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions that made area unsuitable even for historic downtown revitalization programs

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	50
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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## *Grandview*

### *Downtown Grandview TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$65,520.00    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$10,542.00    Amount on Hand:                      \$10,540.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$35,942.00    Amount on Hand:                      \$35,942.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:    \$0.00

Property Acquisition and Relocation Costs:    \$450,000.00

Project Implementation Costs:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**    \$700,000.00

**Anticipated TOTAL Project Costs:**    \$2,800,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      12

Current anticipated estimated number of years to retirement:                      12

## *Grandview*

### *Gateway Commons Redevelopment Area TIF*

---

**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** Gateway Plaza, LLC

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 9/23/2003

**Plan Description:**

Construct street & highway access, relocate two large interceptor sanitary sewers to accommodate several phases of retail development

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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## *Grandview*

### *Gateway Commons Redevelopment Area TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$15,270.00    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$15,157.00    Amount on Hand:                      \$15,157.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$13,526,350.00

**Anticipated TOTAL Project Costs:**                      \$48,000,000.00

Financing Method:    Not provided

Original estimated number of years to retirement:                      12

Current anticipated estimated number of years to retirement:                      12

## *Grandview*

### *Jordan's Keep Redevelopment Area TIF*

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**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** Affinity Development, Inc.

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 4/26/2005

**Plan Description:**

Construction of senior housing community of 74 single family villas and 37 attached patio rental units.  
Developer funds 100% up front; TIF revenues will eventually reimburse 80% of reimbursable costs

**Plan/Project Status:** Starting Up

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment and financial assistance to construct adequate capacity to support proposed project

**Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	0
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## *Grandview*

### *Jordan's Keep Redevelopment Area TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$955,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$955,700.00

**Anticipated TOTAL Project Costs:** \$11,902,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 11

## *Grandview*

### *North Economic Development Area*

---

**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** City of Grandview

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 3/27/1990

**Plan Description:**

Various street, sewer and other public infrastructure construction, improvements or extensions and redevelopment of access roads, parking, internal drives and landscaping at Truman Corners Shopping Center

**Plan/Project Status:** Fully Operational

**Area Type:** Blight & Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	300
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	160
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## *Grandview*

### *North Economic Development Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$721,953.00    As of:      9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$983,357.00    Amount on Hand:      \$123,285.00

#### **Economic Activity Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$495,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$252,135.00

Other: Phase 1 short term Center improve.      \$2,850,000.00

Other: Long term improvements      \$8,810,910.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$12,408,045.00

**Anticipated TOTAL Project Costs:**      \$13,732,580.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      8

## *Grandview*

### *Northwest Economic Development Area*

---

**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** City of Grandview

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 9/12/1989

**Plan Description:**

Various street, sewer and other public infrastructure construction, improvements or extensions

**Plan/Project Status:** Fully Operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	175
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	10
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## *Grandview*

### *Northwest Economic Development Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$84,012.00    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$583,615.00    Amount on Hand:                      \$84,012.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$0.00

**Anticipated TOTAL Project Costs:**                      \$9,562,048.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      N/A

Current anticipated estimated number of years to retirement:                      5

## *Grandview*

### *Patel Redevelopment Area TIF*

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**Contact Agency:** City of Grandview  
**Contact Phone:** (816) 316-4804  
**Developer(s):** Balaji Development Corporation  
**Senate District:** 10  
**House District:** 45

**Original Date Plan/Project Approved:** 6/28/2005

**Plan Description:**

Various street and other public infrastructure construction & site improvements pursuant to construction of a 3-story hotel property

**Plan/Project Status:** Starting Up

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure and site prep investment to remedy existing conditions suppressing development of the lot

**Number of New Jobs:**

<b>Projected:</b>	64	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	0
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## *Grandview*

### *Patel Redevelopment Area TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$799,492.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$373,131.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,172,623.00

**Anticipated TOTAL Project Costs:** \$9,862,378.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9

## *Grandview*

### *Sam's Wholesale Club TIF*

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**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** Wal-Mart, Inc.

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 4/13/1993

**Plan Description:**

22.2 acre site prep, demolition of existing, old building, construction of waterway and storm water retention basin and various other public infrastructure improvements to build a Sam's Club facility.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions to avoid loss of significant tax generating business in community

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	180
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	100
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## *Grandview*

### *Sam's Wholesale Club TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,227,308.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,885,138.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$334,813.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$120,000.00

Other: Phase 1 short term Center improve. \$2,618,363.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,073,176.00

**Anticipated TOTAL Project Costs:** \$13,054,813.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 0 (dissolved 10/28/

## *Grandview*

### *Southwest Economic Development Area*

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**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** SIKA Corporation

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 1/10/1989

**Plan Description:**

Various street, sewer and other public infrastructure construction, improvements or extensions and demolition of certain impediments

**Plan/Project Status:** Fully Operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	900
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	100
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## *Grandview*

### *Southwest Economic Development Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,000,905.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,952,843.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$2,952,843.00

**Anticipated TOTAL Project Costs:** \$27,693,030.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: N/A

Current anticipated estimated number of years to retirement: N/A

## *Grandview*

### *Truman Corners Shopping Center Revitalization TIF*

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**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** State Street Bank & Trust of Missouri N.A.

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 12/22/1997

**Plan Description:**

Redevelopment and rehabilitation of Truman Corners Shopping Center including various street & other public infrastructure reconstruction, landscaping, etc.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions suppressing retail development in area

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	175
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	165
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## *Grandview*

### *Truman Corners Shopping Center Revitalization TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$415,096.00    As of:      9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$227,502.00    Amount on Hand:      \$227,502.00

#### **Economic Activity Taxes:**

Total received since inception:      \$970,677.00    Amount on Hand:      \$187,594.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$8,715,695.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$305,215.00

Other: Phase 1 short term Center improve.      \$2,850,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$11,870,910.00

**Anticipated TOTAL Project Costs:**      \$11,870,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Grandview*

### *West Blue Ridge Redevelopment Project TIF*

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**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** H.T. Paul Co. & McDonald's Corp.

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:** 8/14/2001

**Plan Description:**

Various street and other public infrastructure reconstruction or improvements, signalization of key intersections and land clearance costs at Blue Ridge Blvd, Grandview Road & Harry Truman Drive

**Plan/Project Status:** Under Construction

**Area Type:** Blight, Economic Development, Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions supressing retail development in area

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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## *Grandview*

### *West Blue Ridge Redevelopment Project TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$125,491.00    As of:      9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$128,312.00    Amount on Hand:      \$85,160.00

#### **Economic Activity Taxes:**

Total received since inception:      \$63,181.00    Amount on Hand:      \$40,331.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$877,000.00

Property Acquisition and Relocation Costs:      \$410,000.00

Project Implementation Costs:      \$50,000.00

Other: Phase 1 short term Center improve.      \$450,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$1,787,000.00

**Anticipated TOTAL Project Costs:**      \$8,338,080.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:      12

Current anticipated estimated number of years to retirement:      12

## *Grandview*

### *West Old U.S. Hwy. 71 Access Road Area*

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**Contact Agency:** City of Grandview

**Contact Phone:** (816) 316-4804

**Developer(s):** Beckner Development Corp

**Senate District:** 10

**House District:** 45

**Original Date Plan/Project Approved:**

4/9/2002

**Plan Description:**

Parcel acquisition and site prep costs, engineering and architectural fees, environmental testing, attorney fees, traffic control facilities in underperforming, or vacant blighted area

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure and parcel assembly/consolidation efforts to remedy existing conditions that made area unsuitable for modern redevelopment standards

**Number of New Jobs:**

**Projected:** 400

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** N/A

**Actual to Date:** N/A

## *Grandview*

### *West Old U.S. Hwy. 71 Access Road Area*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$44,820.00    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$7,885.00    Amount on Hand:                      \$6,647.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$48,070.00    Amount on Hand:                      \$38,173.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                                      \$0.00

Property Acquisition and Relocation Costs:                                      \$6,090,841.00

Project Implementation Costs:                                      \$0.00

Other:                                      \$0.00

Other:                                      \$0.00

Other:                                      \$0.00

Other:                                      \$0.00

Other:                                      \$0.00

Other:                                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                                      \$10,479,989.00

**Anticipated TOTAL Project Costs:**                                      \$32,500,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      14

Current anticipated estimated number of years to retirement:                      14

## *Hermann*

### *Frene Creek TIF District*

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**Contact Agency:** City of Hermann

**Contact Phone:** (573) 486-5400

**Developer(s):** Not provided

**Senate District:** 16

**House District:** 112

**Original Date Plan/Project Approved:** 6/24/1996

**Plan Description:**

Various infrastructure improvements & new construction including interior streets, highway entrance drives, water/sewer & other utility construction/extensions; storm waterway & retention/sewers, lighting, sidewalks, walking & bicycle path, parking, property acquisition, landscaping

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	35
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**Number of Retained Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	20
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## *Hermann*

### *Frene Creek TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$192,437.59    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$294,238.86    Amount on Hand:      \$76,975.04

#### **Economic Activity Taxes:**

Total received since inception:      \$447,626.16    Amount on Hand:      \$115,462.55

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$733,174.76

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other: Administration/legal      \$48,698.54

Other: Engineering      \$86,473.88

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$868,847.21

**Anticipated TOTAL Project Costs:**      \$972,091.28

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:      15

Current anticipated estimated number of years to retirement:      15

## *Higginsville*

### *First Amended I-70 Interchange Plan Project 1*

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**Contact Agency:** City of Higginsville  
**Contact Phone:** (660) 584-2106  
**Developer(s):** Pilot Travel Centers, LLC  
**Senate District:** 21  
**House District:** 122

**Original Date Plan/Project Approved:** 6/7/1999

**Plan Description:**

Various public infrastructure improvements, site prep, demolition of an old gas station, utility construction & extensions, construction of a water tower to accommodate construction of a Pilot Travel Center

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	70
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Higginsville*

## *First Amended I-70 Interchange Plan Project 1*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: (\$35.00) As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$295,950.83 Amount on Hand: (\$35.00)

#### **Economic Activity Taxes:**

Total received since inception: \$162,252.85 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$707,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$116,500.00

Other: Water tower \$803,280.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,626,880.00

**Anticipated TOTAL Project Costs:** \$8,100,000.00

Financing Method: loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *Higginsville*

### *First Amended I-70 Interchange Plan Project 2*

---

**Contact Agency:** City of Higginsville

**Contact Phone:** (660) 584-2106

**Developer(s):** Branson & Sons, Inc.

**Senate District:** 21

**House District:** 122

**Original Date Plan/Project Approved:** 6/7/1999

**Plan Description:**

Various public infrastructure improvements, site prep, new construction, repair, extend streets & utilities

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

**Projected:** 4

**Actual to Date:** 4

**Number of Retained Jobs:**

**Projected:** 4

**Actual to Date:** 4



## *Higginsville*

### *First Amended I-70 Interchange Plan Project 2*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: (\$35.00) As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$20,019.62 Amount on Hand: (\$35.00)

#### **Economic Activity Taxes:**

Total received since inception: \$22,628.95 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$69,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$264,000.00

**Anticipated TOTAL Project Costs:** \$1,226,000.00

Financing Method: loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Hillsboro*

### *North Highway 21 Redevelopment Area*

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**Contact Agency:** City of Hillsboro

**Contact Phone:** (636) 797-3334

**Developer(s):** Not provided

**Senate District:** 22

**House District:** 110

**Original Date Plan/Project Approved:** 7/20/1998

**Plan Description:**

Construct a central sewer system for anticipated development within the TIF area

**Plan/Project Status:** Fully Operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	45
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *North Highway 21 Redevelopment Area*

Current Amount of Revenue in Special Allocation Fund: \$67,397.00 As of: 6/30/2005

Total received since inception: \$127,621.00    Amount on Hand:

Total recieved since inception:                      \$152,500.00    Amount on Hand:

[illegible]

**Total Anticipated TIF Reimbursable Project Costs:** **\$362,000.00**

Anticipated TOTAL Project Costs: \$362,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 22

## *Independence*

### *Bolger Square TIF Plan*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Erhardt Development Company

**Senate District:** 11

**House District:** 52

**Original Date Plan/Project Approved:** 5/19/1987

**Plan Description:**

180,000sf retail development, improvements to Crackerneck Road, Bolger Road & 39th Street

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	600	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	250	<b>Actual to Date:</b>	N/A
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# *Independence*

## *Bolger Square TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$1,041,884.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$2,219,894.00    Amount on Hand:      \$498,292.00

#### **Economic Activity Taxes:**

Total received since inception:      \$2,776,564.00    Amount on Hand:      \$543,592.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$6,092,765.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$6,092,765.00

**Anticipated TOTAL Project Costs:**      \$31,053,269.00

Financing Method:    Pay-as-you-go & TIF bond

Original estimated number of years to retirement:      10

Current anticipated estimated number of years to retirement:      10

## *Independence*

### *Cornerstone TIF Plan*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** CSI, LLC & Simon Property Group

**Senate District:** 11

**House District:** 51

**Original Date Plan/Project Approved:** 3/3/2003

**Plan Description:**

420 apartment units including clubhouse, pool, fitness center, 7000sf restaurant with street, utility drainage improvements

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to construct adequate capacity to support

**Number of New Jobs:**

<b>Projected:</b>	26	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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# *Independence*

## *Cornerstone TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,540,347.00

**Anticipated TOTAL Project Costs:** \$35,989,719.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

## *Independence*

### *Crackerneck Creek TIF Plan*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Ehrhardt Development Co.

**Senate District:** 11

**House District:** 56

**Original Date Plan/Project Approved:** 10/18/2004

**Plan Description:**

Construction of Bass Pro Outdoor World retail store & restaurant, hotel, three adjoining commercial areas, lake, park & related infrastructure

**Plan/Project Status:** Starting Up

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing conditions & construct adequate capacity

**Number of New Jobs:**

**Projected:** N/A

**Actual to Date:** N/A

**Number of Retained Jobs:**

**Projected:** N/A

**Actual to Date:** N/A



# *Independence*

## *Crackerneck Creek TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$73,558,398.00

**Anticipated TOTAL Project Costs:** \$171,308,865.00

Financing Method: Pay-as-you-go & TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Independence*

### *Eastland Center TIF Plan*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Eastland Center Associates, LLC

**Senate District:** 11

**House District:** 56

**Original Date Plan/Project Approved:** 1/3/2000

**Plan Description:**

212 acres, mixed use big box retail, specialty shops, restaurants, hotel & office spaces.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	5000	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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# *Independence*

## *Eastland Center TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$2,530,910.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$2,355,300.00    Amount on Hand:      \$1,139,055.00

#### **Economic Activity Taxes:**

Total received since inception:      \$4,659,495.00    Amount on Hand:      \$1,391,855.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$35,962,000.00

Property Acquisition and Relocation Costs:      \$425,000.00

Project Implementation Costs:      \$3,961,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$40,348,000.00

**Anticipated TOTAL Project Costs:**      \$254,002,000.00

Financing Method:    Pay-as-you-go & TIF bond

Original estimated number of years to retirement:      18

Current anticipated estimated number of years to retirement:      18

## *Independence*

### *Golf Strategies Drumm Farm TIF Plan*

---

**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Golf Strategies, Inc.

**Senate District:** 11

**House District:** 52

**Original Date Plan/Project Approved:** 12/6/1999

**Plan Description:**

320 acres, 145 single family villas, 18-hole public golf course, clubhouse & maintenance bldgs. Other public facilities, utilities, street improvements, etc.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	N/A
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# *Independence*

## *Golf Strategies Drumm Farm TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$181,736.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$325,455.00    Amount on Hand:      \$167,629.00

#### **Economic Activity Taxes:**

Total received since inception:      \$45,442.00    Amount on Hand:      \$14,107.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$3,832,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$150,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$3,982,000.00

**Anticipated TOTAL Project Costs:**      \$39,218,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      18

Current anticipated estimated number of years to retirement:      18

## *Independence*

### *Hartman Heritage Center TIF Plan*

---

**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Dial Realty Development Corp.

**Senate District:** 8

**House District:** 54

**Original Date Plan/Project Approved:** 5/18/1998

**Plan Description:**

Hotel-convention center-restaurant complex with additional out-parcel retail, restaurant, entertainment & office spaces

**Plan/Project Status:** Fully Operational

**Area Type:** Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	378	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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# *Independence*

## *Hartman Heritage Center TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$1,635,256.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$2,587,285.00    Amount on Hand:      \$1,066,443.00

#### **Economic Activity Taxes:**

Total received since inception:      \$1,192,742.00    Amount on Hand:      \$568,813.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$21,876,000.00

Property Acquisition and Relocation Costs:      \$20,000.00

Project Implementation Costs:      \$285,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$22,181,000.00

**Anticipated TOTAL Project Costs:**      \$113,026,000.00

Financing Method:    Pay-as-you-go & TIF bond

Original estimated number of years to retirement:      16

Current anticipated estimated number of years to retirement:      16

## *Independence*

### *Hy-Vee Center TIF Plan*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Hy-Vee Corporation

**Senate District:** 11

**House District:** 52

**Original Date Plan/Project Approved:** 7/15/2002

**Plan Description:**

10.23 acre site with 80,260sf Hy-Vee Food Store & 29,665sf ancillary retail space

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

**Projected:** N/A

**Actual to Date:** N/A

**Number of Retained Jobs:**

**Projected:** N/A

**Actual to Date:** N/A



# *Independence*

## *Hy-Vee Center TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$405,159.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$71,702.00    Amount on Hand:      \$61,057.00

#### **Economic Activity Taxes:**

Total received since inception:      \$372,458.00    Amount on Hand:      \$344,102.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$2,489,168.00

Property Acquisition and Relocation Costs:      \$783,583.00

Project Implementation Costs:      \$100,000.00

Other:

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$3,372,751.00

**Anticipated TOTAL Project Costs:**      \$7,716,273.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      20

Current anticipated estimated number of years to retirement:      20

## *Independence*

### *Mid-Town Truman Road Corridor Plan & Redevelopment Project*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Mid-Town Truman Road Corridor Redevelopment Corp.

**Senate District:** 11

**House District:** 49

**Original Date Plan/Project Approved:** 10/12/1994

**Plan Description:**

Preserve and enhance existing and historic housing, encourage reinvestment. TIF funds a 353 Redevelopment Corporation

**Plan/Project Status:** Fully Operational

**Area Type:** Blight, Conservation, Economic Development

**But for Determination:**

Required significant public infrastructure investment to construct adequate capacity to support and required parcel assembly/relocation costs

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Independence*

### *Mid-Town Truman Road Corridor Plan & Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$354,890.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$3,181,501.00    Amount on Hand:      \$346,721.00

#### **Economic Activity Taxes:**

Total received since inception:      \$64,315.00    Amount on Hand:      \$8,169.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$0.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other:    Funding 353 Redevelopment Corp.      \$8,380,910.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$8,380,910.00

**Anticipated TOTAL Project Costs:**      \$80,810,850.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Independence*

### *Mount Washington TIF Plan*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Mount Washington Forever, LLC

**Senate District:** 11

**House District:** 51

**Original Date Plan/Project Approved:** 9/18/2000

**Plan Description:**

229 acre cemetery renovation, improvements to adjacent public right of way, new mausoleum & chapel and renovation of nearby Fairmount Business District

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

**Projected:** 31      **Actual to Date:** N/A

**Number of Retained Jobs:**

**Projected:** N/A      **Actual to Date:** N/A

# *Independence*

## *Mount Washington TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$43,476.00    As of:            6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$36,964.00    Amount on Hand:                      \$36,475.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$81,007.00    Amount on Hand:                      \$7,001.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                                      \$1,096,856.00

Property Acquisition and Relocation Costs:    \$0.00

Project Implementation Costs:    \$185,000.00

Other:    Not specified    \$200,000.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                                      \$1,481,856.00

**Anticipated TOTAL Project Costs:**                                      \$8,722,700.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      16

Current anticipated estimated number of years to retirement:                      16

## *Independence*

### *Noland Road Auto Plaza TIF Plan*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** T.E.N. Investments, Inc.

**Senate District:** 11

**House District:** 52

**Original Date Plan/Project Approved:** 12/16/2002

**Plan Description:**

14 acres redeveloped for three automobile dealerships, auto service center & repair facility to offset loss of businesses to other nearby municipalities

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

**Projected:** N/A

**Actual to Date:** N/A

**Number of Retained Jobs:**

**Projected:** N/A

**Actual to Date:** N/A

# *Independence*

## *Noland Road Auto Plaza TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$58,565.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$15,333.00 Amount on Hand: \$8,831.00

#### **Economic Activity Taxes:**

Total received since inception: \$530.00 Amount on Hand: \$49,734.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$437,000.00

Property Acquisition and Relocation Costs: \$1,247,500.00

Project Implementation Costs: \$180,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,865,000.00

**Anticipated TOTAL Project Costs:** \$13,281,380.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

## *Independence*

### *North Independence Redevelopment TIF Plan Project 1*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Limpus Properties, LLC

**Senate District:** 11

**House District:** 51

**Original Date Plan/Project Approved:** 5/15/2000

**Plan Description:**

Construction of a golf course, clubhouse & maintenance buildings at grade, and construction of an underground industrial park beneath.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support

**Number of New Jobs:**

**Projected:** 530      **Actual to Date:** N/A

**Number of Retained Jobs:**

**Projected:** 530      **Actual to Date:** N/A



# *Independence*

## *North Independence Redevelopment TIF Plan Project 1*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$59,098.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$31,141.00 Amount on Hand: \$33,133.00

#### **Economic Activity Taxes:**

Total received since inception: \$72,121.00 Amount on Hand: \$25,965.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: Traffic "calming" \$125,000.00

Other: School xing, neighborhood assn park \$75,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,195,910.00

**Anticipated TOTAL Project Costs:** \$40,592,210.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

## *Independence*

### *Recovery Sales TIF Plan*

---

**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Recovery Management Corporation

**Senate District:** 11

**House District:** 49

**Original Date Plan/Project Approved:** 12/2/1996

**Plan Description:**

47 acres includes new construction of 670,000sf retail, office & warehouse/industrial, road upgrades to Noland, Lynn Court, 33rd Street & railroad xings on 33rd, 35th, Osage Streets.

**Plan/Project Status:** Starting Up

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Recovery Sales TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$79,820.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$816,332.00 Amount on Hand: \$79,820.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,606,723.00

Property Acquisition and Relocation Costs: \$1,977,000.00

Project Implementation Costs: \$1,731,727.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,315,450.00

**Anticipated TOTAL Project Costs:** \$41,350,578.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

## *Independence*

### *Santa Fe Trail TIF Plan*

---

**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** McProperties, Inc.

**Senate District:** 11

**House District:** 52

**Original Date Plan/Project Approved:** 12/22/1997

**Plan Description:**

150,000sf retail and limited number of residential units & associated public street improvements

**Plan/Project Status:** Starting Up

**Area Type:** Blight, Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing conditions & construct adequate capacity to support & required parcel assembly/relocation costs

**Number of New Jobs:**

**Projected:** 250      **Actual to Date:** N/A

**Number of Retained Jobs:**

**Projected:** N/A      **Actual to Date:** N/A

# *Independence*

## *Santa Fe Trail TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$28,697.00    As of:            6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$326,487.00    Amount on Hand:                      \$28,697.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$3,542.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$431,559.00

Property Acquisition and Relocation Costs:                      \$5,859,735.00

Project Implementation Costs:                      \$120,300.00

Other: Tax abatement program                      \$210,000.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$7,500,000.00

**Anticipated TOTAL Project Costs:**                      \$25,567,017.00

Financing Method: Pay-as-you-go & TIF bond

Original estimated number of years to retirement:                      17

Current anticipated estimated number of years to retirement:                      17

## *Independence*

### *Sterling Village TIF Plan & Redevelopment Project*

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**Contact Agency:** City of Independence

**Contact Phone:** (816) 325-7418

**Developer(s):** Sterling Village Redevelopment Company, LLC

**Senate District:** 11

**House District:** 49

**Original Date Plan/Project Approved:** 7/6/1998

**Plan Description:**

Demolition of 7 substandard residential structures, construct 72 new, attached residential units in 2, 3 & 4-unit buildings with clubhouse, walking trail, open space & waterway landscaping

**Plan/Project Status:** Under Construction

**Area Type:** Blight, Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Sterling Village TIF Plan & Redevelopment Project*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,964.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$11,379.00 Amount on Hand: \$6,964.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$132,554.00

Property Acquisition and Relocation Costs: \$145,000.00

Project Implementation Costs: \$146,820.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$424,374.00

**Anticipated TOTAL Project Costs:** \$4,408,323.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Jackson*

### *I-55 Corridor Redevelopment Project*

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**Contact Agency:** City of Jackson

**Contact Phone:** (573) 243-3568

**Developer(s):** Buchheit, Inc.

**Senate District:** 27

**House District:** 157

**Original Date Plan/Project Approved:** 12/28/1998

**Plan Description:**

Various street improvements, extensions & traffic signalization; water & sewer utility construction & extensions, construction of a public safety facility and property acquisition for a school

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support

**Number of New Jobs:**

<b>Projected:</b>	875	<b>Actual to Date:</b>	220
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Jackson*

### *I-55 Corridor Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$284,218.00    As of:      9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$274,848.00    Amount on Hand:      \$58,823.00

#### **Economic Activity Taxes:**

Total received since inception:      \$1,000,511.00    Amount on Hand:      \$225,395.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$27,800,000.00

Property Acquisition and Relocation Costs:      \$1,500,000.00

Project Implementation Costs:      \$900,000.00

Other: Contingencies      \$2,800,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$33,000,000.00

**Anticipated TOTAL Project Costs:**      \$86,411,523.00

Financing Method: TIF notes

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Kansas City*

### *10th & Troost TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Not provided

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 1/30/1987

**Plan Description:**

Construction of new office/warehouse facilities & rehabilitation of existing buildings

**Plan/Project Status:** District Dissolved

**Area Type:** Conservation

**But for Determination:**

Required parcel assembly and/or relocation costs

**Number of New Jobs:**

**Projected:** 0

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** 0

**Actual to Date:** 0

# *Kansas City*

## *10th & Troost TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$654.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$85,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,105,288.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

## ***Kansas City***

### ***11th Street Project B (Blossom House) TIF Plan***

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Walnut Creek Ranch, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 12/10/1992

**Plan Description:**

Rehab of the Centennial Building & attached parking garage, development of the Cathedral Square Project for office spaces, upgrade of utilities, completion of streetscape improvements and historic preservation of several historic properties including the Blossom House at 11th & Pennsylvania

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market place

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City***

### ***11th Street Project B (Blossom House) TIF Plan***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$284,890.00

Property Acquisition and Relocation Costs: \$750,000.00

Project Implementation Costs: \$8,415,110.00

Other: Not specified \$150,000.00

Other: Not specified \$945,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,848,609.00

**Anticipated TOTAL Project Costs:** \$12,014,250.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## ***Kansas City***

### ***11th Street TIF Plan***

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** 11th Street Corridor Redevelopment Corporation

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 11/10/1992

**Plan Description:**

Rehab of the Centennial Building & attached parking garage, development of the Cathedral Square Project for office spaces, upgrade of various utility and other public infrastructure, renovation of other existing structures for office, commercial and residential uses

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible , required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	895	<b>Actual to Date:</b>	4626
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1143
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# ***Kansas City***

## ***11th Street TIF Plan***

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$1,739,594.62    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$5,398,689.12    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$16,474,607.40    Amount on Hand:      \$1,739,594.62

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$37,603,516.00

Property Acquisition and Relocation Costs:      \$3,325,571.00

Project Implementation Costs:      \$2,544,336.00

Other: Not specified      \$27,981,475.00

Other: Not specified      \$2,831,400.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$74,286,300.00

**Anticipated TOTAL Project Costs:**      \$211,227,003.00

Financing Method: Not specified

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      20

## *Kansas City*

### *1200 Main/South Loop-Project 01 (KC Live!) TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Cordish

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 3/4/2004

**Plan Description:**

Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail, dining & entertainment development, as well as all necessary public infrastructure, appurtenances and utilities

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	2034	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	1493	<b>Actual to Date:</b>	1493
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## *Kansas City*

### *1200 Main/South Loop-Project 01 (KC Live!) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$44,250,000.00

Property Acquisition and Relocation Costs: \$41,414,639.00

Project Implementation Costs: \$0.00

Other: Not specified \$2,250,000.00

Other: Not specified \$54,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$141,914,639.00

**Anticipated TOTAL Project Costs:** \$183,539,639.00

Financing Method: TIF bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

## *Kansas City*

### *1200 Main/South Loop-Project 02 (H&R Block) TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** H&R Block

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 3/4/2004

**Plan Description:**

Plan proposes to acquire, develop, construct rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential, retail/commercial/dining & entertainment development, as well as all necessary public infrastructure, appurtenances & utilities

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to remedy existing inadequate conditions and construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	2034	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	1493	<b>Actual to Date:</b>	1493
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## ***Kansas City***

### ***1200 Main/South Loop-Project 02 (H&R Block) TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$117,471,955.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Not specified \$3,845,869.00

Other: Not specified \$171,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$292,317,824.00

**Anticipated TOTAL Project Costs:** \$308,399,088.00

Financing Method: TIF bond, other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

## *Kansas City*

### *1200 Main/South Loop-Project 03a (President Hotel) TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): President Hotel, LC  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 3/4/2004

**Plan Description:**

Acquire, develop, construct, rehabilitate & improve office space, parking garages, public improvements, streetscape, park, residential, retail development and all necessary public infrastructure, appurtenances and utilities

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

Projected:	0	Actual to Date:	150
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**Number of Retained Jobs:**

Projected:	75	Actual to Date:	75
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## *Kansas City*

### *1200 Main/South Loop-Project 03a (President Hotel) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,299,793.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$105,000.00

Other: Not specified \$615,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$15,233,400.00

**Anticipated TOTAL Project Costs:** \$45,577,200.00

Financing Method: TIF bond, other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *1200 Main/South Loop-Project 04 TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): Copaken White & Blitt  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 3/4/2004

**Plan Description:**

Acquire, develop, construct, rehabilitate & improve office space, parking garages, public improvements, streetscape, park, residential, retail development as well as all necessary public infrastructure, appurtenances and utilities

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *Kansas City*

### *1200 Main/South Loop-Project 04 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

#### **Financing Method:**

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

## *Kansas City*

### *1200 Main/South Loop-Project 05 TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): Copaken White & Blitt  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 3/4/2004

**Plan Description:**

Acquire, develop, construct, rehabilitate & improve office space, parking garages, public improvements, streetscape, park, residential, retail development and all necessary public infrastructure appurtenances and utilities

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support project

**Number of New Jobs:**

Projected:	0	Actual to Date:	0
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**Number of Retained Jobs:**

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *1200 Main/South Loop-Project 05 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

#### **Financing Method:**

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

## *Kansas City*

### *1200 Main/South Loop-Project 06 TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** 12th & Main Development Co. LC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 3/4/2004

**Plan Description:**

Acquire, develop, construct, rehabilitate & improve office space, parking garages, public improvements, streetscape, park, residential, retail development and all necessary public infrastructure, appurtenances and utilities

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *1200 Main/South Loop-Project 06 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

#### **Financing Method:**

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

## ***Kansas City***

### ***1200 Main/South Loop-Project 07 (H & R Block Expansion) TIF***

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**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** Blackwell Sanders Peper Martin  
**Senate District:** 10  
**House District:** 37

**Original Date Plan/Project Approved:** 3/4/2004

**Plan Description:**

Acquire, develop, construct, rehabilitate & improve office space, parking garages, public improvements, streetscape, park, residential and retail development, as well as all necessary public infrastructure, appurtenances and utilities

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *1200 Main/South Loop-Project 07 (H & R Block Expansion) TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

## *Kansas City*

### *1200 Main/South Loop-Project 08 (Sprint Arena) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** City of Kansas City, MO

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 3/4/2004

**Plan Description:**

Acquire, develop, construct, rehabilitate & improve office space, parking garages, public improvements, streetscape, park, residential and retail development, as well as all necessary public infrastructure, appurtenances and utilities

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions, construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

**Projected:** 0                      **Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** 0                      **Actual to Date:** 0

## *Kansas City*

### *1200 Main/South Loop-Project 08 (Sprint Arena) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,085,574.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$5,085,574.00

**Anticipated TOTAL Project Costs:** \$255,085,574.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *12th & Wyandotte TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Kansas City Downtown Hotel Group

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 12/10/1992

**Plan Description:**

Renovation of the existing Marriott Hotel, demolition of the Muehlebach Towers & Link Building, construction of an above-grade pedestrian walkway linking the Marriott Hotel and the new Muehlebach Hotel

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	300
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**Number of Retained Jobs:**

<b>Projected:</b>	508	<b>Actual to Date:</b>	523
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## *Kansas City*

### *12th & Wyandotte TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14.74 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,530,055.79 Amount on Hand: \$14.74

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,871,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$17,071,000.00

**Anticipated TOTAL Project Costs:** \$35,010,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## *Kansas City*

### *13th & Washington TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** DST

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 9/19/1996

**Plan Description:**

Construction of a 75,000 sf building and 225 parking spaces for use by Unitog as its corporate headquarters

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	1134	<b>Actual to Date:</b>	382
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**Number of Retained Jobs:**

<b>Projected:</b>	350	<b>Actual to Date:</b>	0
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## *Kansas City*

### *13th & Washington TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$3,345.22    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$1,170,864.60    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$660,755.38    Amount on Hand:                      \$3,345.22

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$1,857,000.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$329,750.00

Other: Not specified                      \$1,912,500.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$4,099,250.00

**Anticipated TOTAL Project Costs:**                      \$12,515,125.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      14

## *Kansas City*

### *19th Terrace & Central TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** AF Real Estate Holdings, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 6/3/1999

**Plan Description:**

Construction and rehabilitation of 53,000 sf residential space, 11,000 sf warehouse space, 149,000 sf office & commercial space, 47,000 sf retail, 540 new & rehabilitated parking spaces with all necessary utility and street improvements

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	230	<b>Actual to Date:</b>	80
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**Number of Retained Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	0
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## *Kansas City*

### *19th Terrace & Central TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$100,442.26    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$84,602.94    Amount on Hand:      \$82,967.65

#### **Economic Activity Taxes:**

Total received since inception:      \$18,433.12    Amount on Hand:      \$17,474.61

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$2,550,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$744,363.00

Other: Not specified      \$1,815,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$5,109,363.00

**Anticipated TOTAL Project Costs:**      \$14,867,553.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      19

## *Kansas City*

### *22nd & Main Project 24 Morr Transfer Bldg TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** DST Realty

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 12/14/2000

**Plan Description:**

Construction for commercial & residential uses with parking and necessary utilities, street improvements and public infrastructure. The Morr Transfer Building Project provides for rehabilitation of 79,773 sf of office space

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made the project financially unfeasible and required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	196
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**Number of Retained Jobs:**

<b>Projected:</b>	365	<b>Actual to Date:</b>	0
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## ***Kansas City***

### ***22nd & Main Project 24 Morr Transfer Bldg TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,053,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,078,693.00

**Anticipated TOTAL Project Costs:** \$9,581,993.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *22nd & Main Project 27 Arthel Bldg TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): Botwin & Company  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 7/20/2000

#### **Plan Description:**

Construction for commercial & residential uses with parking and necessary utilities, street improvements and public infrastructure. The Arthel Building Project provides for the rehabilitation of 7,500 sf of retail space, 4,000 sf office space and ten surface parking spaces

Plan/Project Status: Fully operational

Area Type: Conservation

#### **But for Determination:**

Unusual/extraordinary costs made the project financially unfeasible and required significant public infrastructure investment to remedy existing inadequate conditions

#### **Number of New Jobs:**

Projected:	34	Actual to Date:	36
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#### **Number of Retained Jobs:**

Projected:	0	Actual to Date:	175
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## *Kansas City*

### *22nd & Main Project 27 Arthel Bldg TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,535.79 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$93,428.21 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$28,917.55 Amount on Hand: \$1,535.79

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,053,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$62,286.00

Other: Not specified \$296,104.00

Other: Not specified \$41,235.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,452,818.00

**Anticipated TOTAL Project Costs:** \$1,549,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *22nd & Main-Project 01, The Freight House Building TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Lidia's Freight House, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 3/19/1998

**Plan Description:**

Rehabilitation of the 19,000 -25,000 sf Freight House building for development of an assortment of upscale restaurants so as to serve as a destination within the area of Kansas City known as the Crossroads Area, and serve as an anchor for the redevelopment within the adjacent arts district

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs that made the project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	186	<b>Actual to Date:</b>	279
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *22nd & Main-Project 01, The Freight House Building TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$19,825.24 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$177,142.10 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,114,138.91 Amount on Hand: \$19,825.24

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$738,000.00

Other: Not specified \$183,100.00

Other: Not specified \$390,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,727,100.00

**Anticipated TOTAL Project Costs:** \$8,663,435.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Kansas City*

### *22nd & Main-Project 02, The Marietta Chair Building TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Francor, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 8/26/1999

**Plan Description:**

Construction for commercial & residential uses, parking and necessary utilities, street improvements and other public infrastructure. Rehabilitation of the 55,000 sf Marietta Chair Building for use by Birch Telecom

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs that made the project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	96	<b>Actual to Date:</b>	3
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**Number of Retained Jobs:**

<b>Projected:</b>	120	<b>Actual to Date:</b>	101
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## *Kansas City*

### *22nd & Main-Project 02, The Marietta Chair Building TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$147,100.60 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$281,811.03 Amount on Hand: \$147,100.60

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: Not specified \$320,779.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$854,649.00

**Anticipated TOTAL Project Costs:** \$9,885,668.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *22nd & Main-Project 10, 1900 Main Building TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** McFamily Properties, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 1/20/2000

**Plan Description:**

Rehabilitation of building to house 3,000 sf restaurant, 3,300 sf commercial and 7,800 sf office space

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made the project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	47	<b>Actual to Date:</b>	17
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *22nd & Main-Project 10, 1900 Main Building TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,062.70 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$13,348.17 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$97,048.03 Amount on Hand: \$4,062.70

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$350,000.00

**Anticipated TOTAL Project Costs:** \$874,778.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *22nd & Main-Project 14, The Safeway Building TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Master Reality Properties, Inc

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 7/20/2000

**Plan Description:**

Construction for commercial & residential uses, parking and necessary utilities, street improvements and other public infrastructure. Rehabilitation of 36,550 sf for residential space, 16,550 sf for office and 3,000 sf for gallery space in the Safeway Building property in Kansas City, MO

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs that made the project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	4
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	4
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## *Kansas City*

### *22nd & Main-Project 14, The Safeway Building TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$18,680.83    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$232,163.12    Amount on Hand:                      \$18,680.83

#### **Economic Activity Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                                      \$167,711.00

Property Acquisition and Relocation Costs:    \$0.00

Project Implementation Costs:    \$66,159.00

Other: Not specified    \$320,779.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

Other:    \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**    \$854,649.00

**Anticipated TOTAL Project Costs:**    \$10,740,317.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      18

## *Kansas City*

### *22nd & Main-Project 16, Columbia & Gray Buildings TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Levitt Enterprises

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 6/29/2000

**Plan Description:**

Construction for commercial & residential uses, parking and necessary utilities, street improvements and other public infrastructure. The Columbia & Gray Buildings Project provides for the rehabilitation of 37,107 sf for commercial spaces

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made the project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	47	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *22nd & Main-Project 16, Columbia & Gray Buildings TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$19,467.14 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$19,467.14 Amount on Hand: \$19,467.14

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,393,794.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$29,617.00

Other: Not specified \$20,200.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,446,611.00

**Anticipated TOTAL Project Costs:** \$6,679,430.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## ***Kansas City***

### ***22nd & Main-Project 21, A.D. Jacobson Building TIF Plan***

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Levitt Enterprises

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 6/29/2000

**Plan Description:**

Construction for commercial & residential uses, parking and necessary utilities, street improvements and other public infrastructure. The A D Jacobson Building Project provides for rehabilitation of 12,094 sf office space and 1,820 sf retail space

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made the project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	53	<b>Actual to Date:</b>	6
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *22nd & Main-Project 21, A.D. Jacobson Building TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$22,525.65 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$120,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,173.00

Other: Not specified \$13,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$145,173.00

**Anticipated TOTAL Project Costs:** \$2,033,411.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *43rd & Main-H & R Block (Project 2) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** H & R Block

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 3/24/1994

**Plan Description:**

Construction to expand the H & R Block corporate headquarters building at 43rd. & Main, along with streetscape improvements and neighborhood housing redevelopment in the immediate area

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	406	<b>Actual to Date:</b>	25
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**Number of Retained Jobs:**

<b>Projected:</b>	310	<b>Actual to Date:</b>	258
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## *Kansas City*

### *43rd & Main-H & R Block (Project 2) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$2,300,722.05    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$2,000,041.26    Amount on Hand:      \$1,083,792.80

#### **Economic Activity Taxes:**

Total received since inception:      \$1,538,185.67    Amount on Hand:      \$1,199,298.81

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$645,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$40,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$685,000.00

**Anticipated TOTAL Project Costs:**      \$13,335,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      8

## *Kansas City*

### *43rd & Main-Office Depot (Project 1) TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Atlantis Holdings, Inc

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 3/24/1994

**Plan Description:**

Construction of an Office Depot store at 43rd & Main with attending streetscape improvements in the area along Main and 43rd streets

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	26	<b>Actual to Date:</b>	26
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	20
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## *Kansas City*

### *43rd & Main-Office Depot (Project 1) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$511,477.87    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$538,763.54    Amount on Hand:      \$89,965.40

#### **Economic Activity Taxes:**

Total received since inception:      \$665,460.37    Amount on Hand:      \$421,512.47

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$933,518.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$40,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$973,518.00

**Anticipated TOTAL Project Costs:**      \$2,172,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      12

## *Kansas City*

### *87th & Hillcrest Road TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Dean Machinery Company

**Senate District:** 9

**House District:** 44

**Original Date Plan/Project Approved:** 3/3/2005

**Plan Description:**

25 acre vacant, blighted land at 87th & Hillcrest Road on which construction of office, services, sales and headquarters offices for the Dean Construction Company will take place

**Plan/Project Status:** Starting up

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	35	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	163	<b>Actual to Date:</b>	0
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## *Kansas City*

### *87th & Hillcrest Road TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$9,307,094.00

Other: Not specified \$360,782.00

Other: Not specified \$16,499,908.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *Americana TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Boykin Lodging Company

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 1/28/1993

**Plan Description:**

Renovation and market reposition of the Americana Hotel in downtown Kansas City, MO

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made the project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	293	<b>Actual to Date:</b>	387
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	117
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# *Kansas City*

## *Americana TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$194.08 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$637,170.97 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$726,908.99 Amount on Hand: \$194.08

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$561,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: Not specified \$7,900,000.00

Other: Not specified \$300,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$9,021,950.00

**Anticipated TOTAL Project Costs:** \$65,606,950.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## *Kansas City*

### *Barrytowne TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** MD Mgt. C/O Lewis, Rice & Fingersh, LC

**Senate District:** 17

**House District:** 38

**Original Date Plan/Project Approved:** 6/6/1996

**Plan Description:**

Construct 1,872,467 sf retail, 114,957 sf office, 696 residential units, 31,000 sf athletic facility (YMCA), widen Barry Road bridge over US 169, street improvements to Baughman Road, Barry Road & surrounding streets

**Plan/Project Status:** Fully operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and required significant public infrastructure investment to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	3900	<b>Actual to Date:</b>	1749
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Barrytowne TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$2,130,944.17    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$3,091,002.87    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$6,355,536.00    Amount on Hand:      \$2,130,944.17

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$26,782,011.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$559,958.00

Other: Not specified      \$700,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$28,041,969.00

**Anticipated TOTAL Project Costs:**      \$291,965,811.06

Financing Method:    MDFB Infrastructure Facilities Revenue Bond

Original estimated number of years to retirement:      33

Current anticipated estimated number of years to retirement:      24

## *Kansas City*

### *Blue Ridge Mall TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): MBS Mall Investor-98 LLC  
Senate District: 10  
House District: 39

Original Date Plan/Project Approved: 2/24/2005

**Plan Description:**

Raise the old Blue Ridge Mall structure, acquire an office building known as the Kaiser Building and construct a 570,000 sf retail center and redevelop the 40,000 sf Kaiser Building together with associated parking, public improvements, streetscape, public infrastructure, appurtenances and utilities

Plan/Project Status: Starting up

Area Type: Blight

**But for Determination:**

Unusual/extraordinary costs made the project unfeasible in the market

**Number of New Jobs:**

Projected:	1535	Actual to Date:	0
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**Number of Retained Jobs:**

Projected:	75	Actual to Date:	0
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## *Kansas City*

### *Blue Ridge Mall TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,260,958.00

Property Acquisition and Relocation Costs: \$6,978,340.00

Project Implementation Costs: \$0.00

Other: Site improvement/demolition \$13,718,588.00

Other: Construction/interest/other \$6,058,011.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$89,928,566.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *Briarcliff West TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Briarcliff West Development Company

**Senate District:** 17

**House District:** 38

**Original Date Plan/Project Approved:** 5/3/1990

**Plan Description:**

Construction of 941,864 sf office space, 309,809 sf retail space, 151 single family homes, 84 villas, 366 condominiums, 2 structured parking garages and construction of Briarcliff Parkway, land reclamation and utility relocation

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	5000	<b>Actual to Date:</b>	563
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	22
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## *Kansas City*

### *Briarcliff West TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,176.73 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,591,701.74 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$751,555.01 Amount on Hand: \$9,176.73

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$45,294,958.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$34,078,231.00

Other: Not specified \$1,358,849.00

Other: Not specified \$35,385,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$116,567,038.00

**Anticipated TOTAL Project Costs:** \$547,896,964.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Brush Creek-Blue Parkway (Project D) TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Swope Community Builders

**Senate District:** 9

**House District:** 42

**Original Date Plan/Project Approved:** 3/11/1999

**Plan Description:**

Clearance of the redevelopment area, construction of 114,000 sf retail, 210,000 sf office, 14,000 sf restaurant & 18,000 sf office spaces. The Brush Creek-Blue Parkway provides for the construction of the H 7 R Block Call Center and the Mazuma Credit Union Building

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	640	<b>Actual to Date:</b>	575
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Brush Creek-Blue Parkway (Project D) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,028.60 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$391,200.35 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$481,509.93 Amount on Hand: \$6,028.60

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,813,210.00

Property Acquisition and Relocation Costs: \$2,884,702.00

Project Implementation Costs: \$2,249,692.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$13,947,607.00

**Anticipated TOTAL Project Costs:** \$54,236,742.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## ***Kansas City***

### ***Brush Creek-Blue Parkway (Projects B & C) TIF Plan***

---

**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** Swope Community Builders  
**Senate District:** 9  
**House District:** 42

**Original Date Plan/Project Approved:** 3/11/1999

**Plan Description:**

Clearance of the redevelopment area, construction of 114,000 sf retail, 210,000 sf office, 14,000 sf restaurant & 18,000 sf post office spaces. Includes construction of the H & R Block Call Center building, and the Mazuma Credit Union building

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	640	<b>Actual to Date:</b>	575
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Brush Creek-Blue Parkway (Projects B & C) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$142.93 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$389,836.01 Amount on Hand: \$142.93

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,813,210.00

Property Acquisition and Relocation Costs: \$2,884,702.00

Project Implementation Costs: \$2,249,692.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$13,947,607.00

**Anticipated TOTAL Project Costs:** \$54,236,742.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Brush Creek-Plaza East*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** O.G. Investments

**Senate District:** 9

**House District:** 42

**Original Date Plan/Project Approved:** 3/11/1999

**Plan Description:**

Four phases of commercial and retail development along Brush Creek between Troost and The Paseo, totaling 98,100 sf commercial & retail with necessary public infrastructure improvements, streetscape improvements & parking. Includes the new Gates BBQ Restaurant, which is now open

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	48
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Brush Creek-Plaza East*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$194,196.56    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$238,993.33    Amount on Hand:      \$194,196.56

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$500,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$500,000.00

**Anticipated TOTAL Project Costs:**      \$12,347,110.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      18

## *Kansas City*

### *Brush Creek-Plaza Library*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Plaza Development, LLC

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 3/11/1999

**Plan Description:**

Construction of 290,000 sf office space atop a new 50,000 sf Plaza Library and construction of 1125-car parking garage

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	1100	<b>Actual to Date:</b>	640
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**Number of Retained Jobs:**

<b>Projected:</b>	744	<b>Actual to Date:</b>	20
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## *Kansas City*

### *Brush Creek-Plaza Library*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$14,401,900.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$14,401,900.00

**Anticipated TOTAL Project Costs:** \$62,349,100.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Chouteau/I-35 Project 3 TIF Plan*

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**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** Chouteau Crossings West, LLC  
**Senate District:** 17  
**House District:** 31  
**Original Date Plan/Project Approved:** 4/23/1998  
**Plan Description:**  
Site improvement to provide for the construction of a fast food restaurant

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions, required significant public infrastructure investment to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	50
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Chouteau/I-35 Project 3 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$62,190.25 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$17,596.63 Amount on Hand: \$13,023.81

#### **Economic Activity Taxes:**

Total received since inception: \$51,757.15 Amount on Hand: \$49,166.44

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: (\$50,000.00)

Project Implementation Costs: \$186,992.00

Other: Not specified \$165,000.00

Other: Not specified \$49,116.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$351,108.00

**Anticipated TOTAL Project Costs:** \$1,481,108.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Chouteau/I-35 Projects 1 and 2 TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Chouteau I-35 Development, LLC

**Senate District:** 17

**House District:** 31

**Original Date Plan/Project Approved:** 4/23/1998

**Plan Description:**

Construction of 244,709 sf retail space & street improvements along Chouteau Trafficway, Winn Road and 42nd Street Terrace North. Additionally, improvement of a housing area in the Winnwood-Sunnybrook and Chaumiere neighborhoods, nearby

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development, required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	699	<b>Actual to Date:</b>	515
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Chouteau/I-35 Projects 1 and 2 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$18,349.37 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,115,294.56 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,766,370.16 Amount on Hand: \$18,349.37

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$10,692,752.00

Property Acquisition and Relocation Costs: \$1,040,500.00

Project Implementation Costs: \$338,235.00

Other: Not specified \$1,284,116.00

Other: Not specified \$29,296.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$13,385,899.00

**Anticipated TOTAL Project Costs:** \$30,415,134.00

Financing Method: Other bonds (KCMO-supported bonds)

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 26

## *Kansas City*

### *Civic Mall-422 Admiral (Project 13) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** McCown Gordon Construction, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 12/8/1994

**Plan Description:**

Renovation of 422 Admiral for a corporate headquarters and employee parking lot and the inclusion of certain redevelopment project costs for streetscape, necessary appurtenances and utilities

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	39	<b>Actual to Date:</b>	9
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**Number of Retained Jobs:**

<b>Projected:</b>	39	<b>Actual to Date:</b>	27
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## *Kansas City*

### *Civic Mall-422 Admiral (Project 13) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$330,000.00

Property Acquisition and Relocation Costs: \$200,000.00

Project Implementation Costs: \$383,373.00

Other: Not specified \$2,040,000.00

Other: Not specified \$49,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$4,678,487.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Civic Mall-J.E. Dunn (Project 66 & 67) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** J.E. Dunn

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 12/8/1994

**Plan Description:**

Expansion of the J.E. Dunn Construction Company headquarters building to retain this established Kansas City business in the central business district area

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure invest to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	60	<b>Actual to Date:</b>	140
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**Number of Retained Jobs:**

<b>Projected:</b>	115	<b>Actual to Date:</b>	306
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## *Kansas City*

### *Civic Mall-J.E. Dunn (Project 66 & 67) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7.05 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$144,959.15 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$260,774.13 Amount on Hand: \$7.05

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$330,000.00

Other: Not specified \$82,877,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$83,206,999.00

**Anticipated TOTAL Project Costs:** \$305,121,500.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Civic Mall-Vista Del Rio TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Not provided

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 12/8/1994

**Plan Description:**

Renovation of the 20-story building into a 264-suite hotel and construction of structure parking located in the northeast corner of the loop

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	66	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Civic Mall-Vista Del Rio TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$52.01 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,209.24 Amount on Hand: \$52.01

#### **Economic Activity Taxes:**

Total received since inception: \$51.55 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$9,847,500.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$9,847,500.00

**Anticipated TOTAL Project Costs:** \$26,862,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Civic Mall-Whittaker Courthouse (Project 46-47 and FAA Buildin*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** City of Kansas City, MO

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 12/8/1994

**Plan Description:**

Construction of the FAA office building and construction of the Ilus Davis Mall between the Federal Courthouse Building at 9th & Locust and City Hall in downtown KC

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	560	<b>Actual to Date:</b>	675
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## ***Kansas City***

### ***Civic Mall-Whittaker Courthouse (Project 46-47 and FAA Buildin***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$2,471.06    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$2,952,786.24    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$170,782.26    Amount on Hand:                      \$2,471.06

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$5,000,000.00

Property Acquisition and Relocation Costs:                      \$10,100,000.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$15,100,000.00

**Anticipated TOTAL Project Costs:**                      \$88,689,000.00

Financing Method:    Other bond

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      12

## *Kansas City*

### *Country Club Plaza (Project 1, Seville Square) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Highwoods Properties

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 4/17/1997

**Plan Description:**

Construction of 780,000 sf commercial space, rehab of 180,000 sf existing commercial structures, construction of 350 market rate apartments and 3965 parking spaces. Includes \$5,000,000 public amenities pkg of signage, graphics, lighting water elements, directional enhancements for the Country Club Plaza shopping & restaurant district in Kansas City

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	145	<b>Actual to Date:</b>	173
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	15
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## ***Kansas City***

### ***Country Club Plaza (Project 1, Seville Square) TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$2,742.86    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$642,020.84    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$22,179.23    Amount on Hand:                      \$2,742.86

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$12,598,629.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$12,598,629.00

**Anticipated TOTAL Project Costs:**                      \$50,000,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      16

## *Kansas City*

### *Country Club Plaza (Project 2, Granada & Saks) TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Highwoods Properties

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 4/17/1997

**Plan Description:**

Construction of 780,000 sf commercial space, rehab of 180,000 sf existing commercial structures, construction of 350 market rate apartments and 3965 parking spaces. Includes a \$5,000,000 public amenities pkg of signage, graphics, lighting, water elements & directional enhancements for the Country Club Plaza shopping and dining district in Kansas City

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	55	<b>Actual to Date:</b>	17
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**Number of Retained Jobs:**

<b>Projected:</b>	135	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Country Club Plaza (Project 2, Granada & Saks) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$49.95 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$522,548.87 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$666,491.57 Amount on Hand: \$49.95

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,815,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$12,815,000.00

**Anticipated TOTAL Project Costs:** \$12,815,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

## *Kansas City*

### *Country Club Plaza (Project 3, Valencia Place) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Highwoods Properties

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 4/17/1997

**Plan Description:**

Construction of 780,000 sf commercial space, rehab of 180,000 sf existing commercial structures, construction of 350 market rate apartments and 3965 parking spaces. Includes a \$5,000,000 public amenities pkg of signage, graphics, lighting, water elements & directional enhancements for the Country Club Plaza shopping and dining district in Kansas City

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	175	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	906
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## *Kansas City*

### *Country Club Plaza (Project 3, Valencia Place) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$365.45 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,034,832.94 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,829,837.33 Amount on Hand: \$365.45

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$24,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$24,700,000.00

**Anticipated TOTAL Project Costs:** \$71,000,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

## *Kansas City*

### *Country Club Plaza (Project 7, Park Lane) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Winn Limited Partnership

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 12/10/2003

**Plan Description:**

Construction of 780,000 sf commercial space, rehab of 180,000 sf existing commercial structures, construction of 350 market rate apartments and 3965 parking spaces. Also includes a \$5,000,000 public amenities pkg. Of signage, graphics, lighting, water elements & directional enhancements for the Country Club Plaza shopping & dining district in Kansas City

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	225	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Country Club Plaza (Project 7, Park Lane) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,961,138.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,961,138.00

**Anticipated TOTAL Project Costs:** \$18,577,382.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 26

Current anticipated estimated number of years to retirement: 25

## *Kansas City*

### *Country Club Plaza (Project 8, Kirkwood Circle) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Kirkwood Realty Company, LLC

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 12/10/2003

**Plan Description:**

Construction of 203-240 Class A condominium residential units plus substantial public infrastructure improvements, park, pedestrian walkway

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Country Club Plaza (Project 8, Kirkwood Circle) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,051.51 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,227.49 Amount on Hand: \$3,721.82

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,455,842.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,282,184.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$8,738,026.00

**Anticipated TOTAL Project Costs:** \$105,680,900.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Downtown Library District, Projects 1 & 2 TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Library TIF, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 11/26/2002

**Plan Description:**

Create & enhance a downtown Kansas City neighborhood, anchored by the new central library facility to be located in the renovated historic First National Bank Building at 10th & Baltimore. Plan will include streetscape improvements within and adjacent to the proposed redevelopment area and create a neighborhood improvement program fund and other revitalization activities within the downtown loop

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions & construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	9	<b>Actual to Date:</b>	79
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**Number of Retained Jobs:**

<b>Projected:</b>	637	<b>Actual to Date:</b>	688
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## *Kansas City*

### *Downtown Library District, Projects 1 & 2 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$375.32 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$393.74 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$375.32 Amount on Hand: \$375.32

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,489,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,053,156.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$13,542,786.00

**Anticipated TOTAL Project Costs:** \$23,967,786.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Gailoyd TIF Plan*

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**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** Gailoyd Enterprises Corporation  
**Senate District:** 10  
**House District:** 37

**Original Date Plan/Project Approved:** 3/27/2002

**Plan Description:**

Redevelopment and historic renovation of the Power & Light Building into Class A office space, construction of 210,000 sf Class A office building, development/construction of 88 residential loft apartments, construction of a city-owned parking structure adjacent of the P & L Building and construction of all necessary appurtenances & utilities

**Plan/Project Status:** Starting up

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity of support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	1645	<b>Actual to Date:</b>	0
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# *Kansas City*

## *Gailoyd TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,257,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,254,000.00

Other: Not specified \$539,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$11,826,000.00

**Anticipated TOTAL Project Costs:** \$27,872,458.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 32

## *Kansas City*

### *Gateway 2000 TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Gateway, Inc

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 10/12/1995

**Plan Description:**

Rehabilitation and conversion of a 150,000 sf building into office space, construction of a new 2-story, 75,000 sf office building and 1077 parking spaces, construction of a 2-4 story office building of 100,000 - 200,000 sf with associated parking and construction of a 2-7 story office building of 100,000 - 200,000 sf with associated parking

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	3000	<b>Actual to Date:</b>	250
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Gateway 2000 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,246.48 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,155,372.37 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,741,006.63 Amount on Hand: \$1,246.48

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$22,525,451.00

Property Acquisition and Relocation Costs: \$9,090,000.00

Project Implementation Costs: \$152,750.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$31,368,201.00

**Anticipated TOTAL Project Costs:** \$101,431,335.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

## *Kansas City*

### *Grand Boulevard TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** UMB

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 11/26/1996

**Plan Description:**

Reconstruction/development of approximately 140,000 sf for UMB Technology & Operations Center with 750 structured parking spaces, streetscape improvements in the immediate area

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	35	<b>Actual to Date:</b>	192
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**Number of Retained Jobs:**

<b>Projected:</b>	750	<b>Actual to Date:</b>	1235
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## *Kansas City*

### *Grand Boulevard TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,033.41 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,320,429.66 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,586,200.61 Amount on Hand: \$12,033.41

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$20,287,257.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$1,117,491.00

Other: Not specified \$3,085,112.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$24,939,861.00

**Anticipated TOTAL Project Costs:** \$68,461,412.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

## *Kansas City*

### *Grand Boulevard-Watkins (Project K-1 & L-1) TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): Watkins & Company  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 11/26/1994

**Plan Description:**

Development of the 50,000 sf Western Union Building for office & retail uses, and the beautification of two surface parking lots

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

Projected:	35	Actual to Date:	33
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**Number of Retained Jobs:**

Projected:	90	Actual to Date:	0
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## *Kansas City*

### *Grand Boulevard-Watkins (Project K-1 & L-1) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,287,109.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: Not specified \$1,920,165.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$4,247,274.00

**Anticipated TOTAL Project Costs:** \$7,791,174.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Hickman Mills TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Aventis Pharmaceuticals

**Senate District:** 9

**House District:** 45

**Original Date Plan/Project Approved:** 11/3/1992

**Plan Description:**

Construction of approximately one million sf office space, 200,000 sf R & D space and 274 sf commercial redevelopment improvements to Hickman Mills Road, acquisition and clean up and infrastructure improvements within and adjacent to the Redevelopment Area

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	2011
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**Number of Retained Jobs:**

<b>Projected:</b>	5958	<b>Actual to Date:</b>	1795
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## *Kansas City*

### *Hickman Mills TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,465.20 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$13,323,161.34 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,488,504.03 Amount on Hand: \$9,465.20

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$177,644,408.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,483,645.00

Other: Not specified \$43,613,947.00

Other: Not specified \$7,362,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$222,762,000.00

**Anticipated TOTAL Project Costs:** \$655,199,600.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Hotel Phillips Project A TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Marcus Hotels, Inc

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 4/6/2000

**Plan Description:**

Restoration, renovation and improvement of the 213-room historic Hotel Phillips

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	39
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**Number of Retained Jobs:**

<b>Projected:</b>	95	<b>Actual to Date:</b>	75
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## *Kansas City*

### *Hotel Phillips Project A TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,310.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$521,344.68 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$888,444.53 Amount on Hand: \$9,310.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Not specified \$7,290,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,290,000.00

**Anticipated TOTAL Project Costs:** \$23,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Hotel President TIF Plan*

---

Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): President Hotel, LC  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 8/15/2002

**Plan Description:**

Restoration, renovation and improvement the historic Hotel President and redevelop the remainder of the city block into modern, market-rate apartments

**Plan/Project Status:** District dissolved

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate conditions and construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	320	<b>Actual to Date:</b>	50
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City*

## *Hotel President TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$14,500,000.00

**Anticipated TOTAL Project Costs:** \$14,500,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 30

## *Kansas City*

### *Jazz District TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Jazz District Redevelopment Corporation

**Senate District:** 9

**House District:** 37

**Original Date Plan/Project Approved:** 3/25/1999

**Plan Description:**

Construction of 204 residential units and over 70,000 sf commercial space & parking at the Attucks School site and elsewhere together with all necessary utility and street improvements

**Plan/Project Status:** Starting up

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to construct adequate capacity for development

**Number of New Jobs:**

<b>Projected:</b>	360	<b>Actual to Date:</b>	4
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	0
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# *Kansas City*

## *Jazz District TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$810.34 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$810.34 Amount on Hand: \$810.34

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,247,613.00

Property Acquisition and Relocation Costs: \$4,989,428.00

Project Implementation Costs: \$339,957.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$9,567,998.00

**Anticipated TOTAL Project Costs:** \$44,281,135.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *Judicial Square TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Judicial Square, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 5/22/2003

**Plan Description:**

Renovation of the Griffith Building, originally called the Mutual Building, a 7-story brick building at 13th & Oak, for the purpose of creating office space for private companies to bring jobs into the downtown core, and to stimulate construction and development within the downtown loop

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	26
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**Number of Retained Jobs:**

<b>Projected:</b>	35	<b>Actual to Date:</b>	22
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# *Kansas City*

## *Judicial Square TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Not specified \$87,498.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$687,498.00

**Anticipated TOTAL Project Costs:** \$4,396,735.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *KCI Corridor (Project 1 & 2) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Barry North Center, LLC

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 3/11/1999

**Plan Description:**

Reconstruction of the Tiffany Springs Pkwy - I-29 Interchange, construction of a half-diamond interchange at M-152 & Ambassador Drive, construction of Ambassador Dr. from Barry Rd. to Tiffany Spgs. Pkwy, and various other road improvements in the project area

**Plan/Project Status:** Fully operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	595
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *KCI Corridor (Project 1 & 2) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$326.04 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,758,159.06 Amount on Hand: \$326.04

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$19,471,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$19,471,000.00

**Anticipated TOTAL Project Costs:** \$29,596,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *KCI Corridor (Project 5) TIF Plan*

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**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** RED Development  
**Senate District:** 34  
**House District:** 32

**Original Date Plan/Project Approved:** 3/11/1999

**Plan Description:**

Reconstruction of the Tiffany Springs Pkwy - I-29 Interchange, construction of a half-diamond interchange at M-152 & Ambassador Drive, construction of ambassador Dr. from Barry Rd. to Tiffany Spgs Pkwy and various other road & bridge works in the redevelopment area

**Plan/Project Status:** Fully operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	150
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *KCI Corridor (Project 5) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,232.12 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,958,657.85 Amount on Hand: \$1,232.12

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$29,596,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *Midtown-Linwood TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Midtown Redevelopment Corporation

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 11/17/1988

**Plan Description:**

Construction of 120,000 sf Home Depot and 150,000 sf Costco stores, related public infrastructure & utility improvements in the area

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required parcel assembly and/or relocation costs

**Number of New Jobs:**

**Projected:** 400

**Actual to Date:** 350

**Number of Retained Jobs:**

**Projected:** 0

**Actual to Date:** 0

## *Kansas City*

### *Midtown-Linwood TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$221,001.77 Amount on Hand:

#### **Economic Activity Taxes:**

Total received since inception: \$5,188,413.01 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$34,000,000.00

**Anticipated TOTAL Project Costs:** \$68,000,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

## *Kansas City*

### *Midtown-Mill Street TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Midtown Redevelopment Corporation

**Senate District:** 10

**House District:** 39

**Original Date Plan/Project Approved:** 4/30/1993

**Plan Description:**

Construction of 80,000 sf retail space centered at 40th & Mill streets in Kansas City with related public infrastructure improvements

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b>	200
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**Number of Retained Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Midtown-Mill Street TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$75.33 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$343,776.74 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,626,696.42 Amount on Hand: \$75.33

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,009,060.00

Property Acquisition and Relocation Costs: \$290,940.00

Project Implementation Costs: \$295,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,595,500.00

**Anticipated TOTAL Project Costs:** \$9,326,100.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## *Kansas City*

### *New England Bank Building TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** 21 W. 10th, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 11/2/2000

**Plan Description:**

Rehabilitation of the 18-story former New England National Bank Building to include 7,000 sf of restaurant space on the first 3 floors and 70,000 sf of office space on the remaining floors

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	288	<b>Actual to Date:</b>	100
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	4
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## *Kansas City*

### *New England Bank Building TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,876,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$246,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,122,700.00

**Anticipated TOTAL Project Costs:** \$4,296,136.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *New York Life TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Aquila, Inc

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 11/21/1994

**Plan Description:**

Rehabilitation of the historic New York Life Building and construction of a parking garage

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required parcel assembly and/or relocation costs

**Number of New Jobs:**

**Projected:** 700

**Actual to Date:** 259

**Number of Retained Jobs:**

**Projected:** 0

**Actual to Date:** 0



## *Kansas City*

### *New York Life TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7,757.74 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,721,827.91 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,474,042.92 Amount on Hand: \$7,757.74

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$10,010,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: Not specified \$6,130,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$16,516,500.00

**Anticipated TOTAL Project Costs:** \$31,524,120.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *North Oak, Project 1 TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): Cerner Corporation  
Senate District: 17  
House District: 31

Original Date Plan/Project Approved: 2/24/2005

**Plan Description:**

Provide a source of revenue for the implementation of the North Oak Tfwy Corridor Plan, currently in planning

Plan/Project Status: Starting up

Area Type: Blight

**But for Determination:**

"But-for" determination values not yet established

Number of New Jobs:

Projected:

Actual to Date:

Number of Retained Jobs:

Projected:

Actual to Date:

## *Kansas City*

### *North Oak, Project 1 TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$1,980,000.00

Project Implementation Costs: \$352,800.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$6,417,640.00

**Anticipated TOTAL Project Costs:** \$34,437,640.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *Parvin Road TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Hunt Midwest Real Estate

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 12/14/2000

**Plan Description:**

Expand & improve the public infrastructure in the Redevelopment Area to accommodate an expansion of the existing above-ground industrial park, and the developer's underground industrial and commercial complex known as the Subtropolis. Includes roads, curbs, signalization, storm sewers, water and other utilities and other necessary items for the expansion

**Plan/Project Status:** Fully operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	7367	<b>Actual to Date:</b>	7367
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**Number of Retained Jobs:**

<b>Projected:</b>	4793	<b>Actual to Date:</b>	4793
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## *Kansas City*

### *Parvin Road TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$13,174.37    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$2,218,482.75    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$962,089.73    Amount on Hand:                      \$13,174.37

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$19,619,514.00

Property Acquisition and Relocation Costs:                      \$411,000.00

Project Implementation Costs:                      \$3,785,701.00

Other: Not specified                      \$42,808,480.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$66,624,695.00

**Anticipated TOTAL Project Costs:**                      \$93,238,219.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      21

## *Kansas City*

### *Performing Arts (Projects 1 & 2) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** PAC Holdings, Inc

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 1/30/2003

**Plan Description:**

Public improvements throughout the Redevelopment Area, including expansion of the Performing Arts Center, redevelopment of the H. Roe Bartle Center, development of an office complex, retail and public development

**Plan/Project Status:** Starting up

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	838	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Performing Arts (Projects 1 & 2) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$338,580,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31

## *Kansas City*

### *Performing Arts (Projects 3 & 4) TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): Copaken White & Blitt  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 1/30/2003

**Plan Description:**

Public improvements throughout the Redevelopment Area, including expansion of the Performing Arts Center, redevelopment of the H. Roe Bartle Center, development of an office complex and public development consistent with the Redevelopment Plan

Plan/Project Status: Starting up

Area Type: Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

Projected:	838	Actual to Date:	0
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**Number of Retained Jobs:**

Projected:	0	Actual to Date:	0
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## *Kansas City*

### *Performing Arts (Projects 3 & 4) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$338,580,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31

## *Kansas City*

### *Pershing Road TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Pershing Road Development Co, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 4/3/2000

**Plan Description:**

Redevelopment of the old P.O. building, construction of new office space, construction of a parking garage for public use, adjacent to Union Station, a pedestrian bridge between Union Station and the Freighthouse District, site improvements, streetscape, park, retail development and all necessary appurtenances & utilities subsequent to location of the IRS Kansas City Center Complex

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	4000	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	2000	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Pershing Road TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$121,217,337.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$300,000.00

Other: Not specified \$3,894,734.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$125,412,071.00

**Anticipated TOTAL Project Costs:** \$358,622,172.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Power & Light District TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Power & Light District, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 2/3/1998

**Plan Description:**

Development of approximately 12 blocks in the south central area of the KC central business district to include an urban entertainment centered, 30-screen AMC megaplex theater, restaurants, live entertainment venues, office spaces, entertainment retail, 200 residential units and all necessary utilities & street improvements

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	2978	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City*

## *Power & Light District TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$77,531,604.00

Property Acquisition and Relocation Costs: \$52,777,447.00

Project Implementation Costs: \$38,595,925.00

Other: Not specified \$6,785,021.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$175,689,997.00

**Anticipated TOTAL Project Costs:** \$628,262,007.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *Prospect North TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Prospect North LLC

**Senate District:** 17

**House District:** 33

**Original Date Plan/Project Approved:** 3/23/2000

**Plan Description:**

Construction of 274,370 sf commercial space, 207 attached single-family housing units, construction of a portion of Maple Woods Pkwy west of M-1 and upgrade to Agnes Road

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	889	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Prospect North TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$18,139,280.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$223,650.00

Other: Not specified \$1,462,044.00

Other: Not specified \$547,875.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$23,235,812.00

**Anticipated TOTAL Project Costs:** \$117,955,485.00

Financing Method: Other bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 28

## *Kansas City*

### *River Market Project 11 TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** River View Central, LLC

**Senate District:** 10

**House District:** 40

**Original Date Plan/Project Approved:** 12/16/1999

**Plan Description:**

134 acre redevelopment of the "Town of Kansas" historical and archeological site to include an archeological park and interpretive center

**Plan/Project Status:** Starting up

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	235	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *River Market Project 11 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,842,556.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$2,842,556.00

**Anticipated TOTAL Project Costs:** \$12,980,214.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 28

Current anticipated estimated number of years to retirement: 27

## *Kansas City*

### *River Market Project 16 TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** 4th & Locust, LLC

**Senate District:** 10

**House District:** 40

**Original Date Plan/Project Approved:** 12/16/1999

**Plan Description:**

134 acre redevelopment of the "Town of Kansas" historical and archeological site to include an archeological park and interpretive center

**Plan/Project Status:** Starting up

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	14
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *River Market Project 16 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$317,344.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: Not specified \$18,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$720,594.00

**Anticipated TOTAL Project Costs:** \$1,296,967.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Kansas City*

### *River Market Project 17 (Republic Paper) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** First & Main, LLC

**Senate District:** 10

**House District:** 40

**Original Date Plan/Project Approved:** 12/16/1999

**Plan Description:**

134 acre redevelopment of the "Town of Kansas" historical and archeological site to include an archeological park and interpretive center

**Plan/Project Status:** Starting up

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *River Market Project 17 (Republic Paper) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:       \$303,935.82   As of:       4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:       \$314,184.99   Amount on Hand:   \$303,935,382.00

#### **Economic Activity Taxes:**

Total received since inception:       \$0.00   Amount on Hand:       \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$893,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$2,265,330.00
Other: Not specified	\$223,204.00
Other: Not specified	\$220,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

**Total Anticipated TIF Reimbursable Project Costs:**       \$3,601,534.00

**Anticipated TOTAL Project Costs:**       \$7,136,692.00

Financing Method:   TIF bond

Original estimated number of years to retirement:       23

Current anticipated estimated number of years to retirement:       19

## *Kansas City*

### *Riverfront (Projects 1, 10, 12, 15) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Port Authority of Kansas City, Missouri

**Senate District:** 10

**House District:** 40

**Original Date Plan/Project Approved:** 12/16/1999

**Plan Description:**

Mixed use development of residential, office, commercial and institutional, set in an extension of Kansas City's street grid, includes a continuous pedestrian walkway from east of the Paseo Bridge through Berekley Riverfront Park & over the Town of Kansas site to the River Market

**Plan/Project Status:** Starting up

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

**Projected:** 9709

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** 0

**Actual to Date:** 0

## *Kansas City*

### *Riverfront (Projects 1, 10, 12, 15) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$225,527,306.00

**Anticipated TOTAL Project Costs:** \$582,558,906.00

Financing Method: Other

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 27

## *Kansas City*

### *Santa Fe TIF Plan*

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**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** Damon Pursell Construction  
**Senate District:** 9  
**House District:** 44

**Original Date Plan/Project Approved:** 9/30/1993

**Plan Description:**

Reclamation of a quarry site as well as construction of commercial and industrial uses and construction of all necessary infrastructure

**Plan/Project Status:** Under construction

**Area Type:** Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	181	<b>Actual to Date:</b>	41
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Santa Fe TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$917.05 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$167,913.34 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,383,572.92 Amount on Hand: \$917.05

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$154,931,257.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$166,931,257.00

**Anticipated TOTAL Project Costs:** \$575,791,682.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Savoy Hotel TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0639

**Developer(s):** 9th & Central Corporation

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 3/18/1999

**Plan Description:**

Restore & renovate the historic Savoy Hotel, provide surface parking and, pending future approval, build a new 200-room hotel and private structured parking

**Plan/Project Status:** Starting up

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	93	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Savoy Hotel TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$2,094.37    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$2,187.73    Amount on Hand:                      \$2,097.37

#### **Economic Activity Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:    Not specified                      \$6,270,574.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$6,270,574.00

**Anticipated TOTAL Project Costs:**                      \$15,489,679.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      17

## *Kansas City*

### *Searcy Creek TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** City of Kansas City, MO

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 3/11/1993

**Plan Description:**

Construction of a sanitary sewer trunk line

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Searcy Creek TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$137,381.40    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$738,103.85    Amount on Hand:      \$137,381.40

#### **Economic Activity Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$350,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$46,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$396,000.00

**Anticipated TOTAL Project Costs:**      \$1,146,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      11

## *Kansas City*

### *Shoal Creek (Hunt Midwest) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Hunt Midwest

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 11/10/1994

**Plan Description:**

Construction of residential and commercial uses, infrastructure improvements, road improvements within the area

**Plan/Project Status:** Under construction

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	450	<b>Actual to Date:</b>	500
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Shoal Creek (Hunt Midwest) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$4,448,138.84    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$19,788,335.79    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$13,820,253.37    Amount on Hand:      \$4,448,138.84

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$86,490,897.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$330,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$86,820,897.00

**Anticipated TOTAL Project Costs:**      \$103,686,107.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      22

## *Kansas City*

### *Southtown/31st & Baltimore TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** HCA

**Senate District:** 9&10

**House District:** 37& 43

**Original Date Plan/Project Approved:** 12/19/1994

**Plan Description:**

Rehabilitation and new construction of commercial, residential and institutional structures

**Plan/Project Status:** Under construction

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public infrastructure investment to remedy inadequate existing conditions

**Number of New Jobs:**

<b>Projected:</b>	476	<b>Actual to Date:</b>	405
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	10178
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## *Kansas City*

### *Southtown/31st & Baltimore TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$28,319.68 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,611,366.03 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,040,959.37 Amount on Hand: \$28,319.68

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$36,503,559.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,758,880.00

Other: Not specified \$34,148,762.00

Other: Not specified \$3,985,318.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$91,742,181.00

**Anticipated TOTAL Project Costs:** \$168,155,968.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Summit-Output Technologies (Projects 1, 2, 21, 26, 27 & 31)*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Output Technologies, Inc

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 8/31/1995

**Plan Description:**

Construction of new office/warehouse and light industrial structures, rehab existing suitable structures for similar use, construction of parking, landscape improvements for the creation of a "technology campus" commercial environment

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and to construct adequate capacity to support project

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	338
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	304
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## *Kansas City*

### *Summit-Output Technologies (Projects 1, 2, 21, 26, 27 & 31)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$371,868.61    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$454,983.26    Amount on Hand:      \$47,826.35

#### **Economic Activity Taxes:**

Total received since inception:      \$992,236.62    Amount on Hand:      \$324,042.26

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$1,360,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$429,060.00

Other: Not specified      \$775,000.00

Other: Not specified      \$342,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$2,906,060.00

**Anticipated TOTAL Project Costs:**      \$6,276,052.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      13

## *Kansas City*

### *Summit-Pershing Building (Project 8) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Pershing Building, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 8/10/2000

**Plan Description:**

Rehabilitation and adaptive reuse of the Pershing Building as commercial office and retail space

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public infrastructure investment to construct adequate capacity of support development

**Number of New Jobs:**

<b>Projected:</b>	255	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Summit-Pershing Building (Project 8) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$179,356.66    As of:      4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$204,763.99    Amount on Hand:      \$179,356.66

#### **Economic Activity Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$1,952,500.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$2,915,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$4,867,500.00

**Anticipated TOTAL Project Costs:**      \$13,640,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      18

## *Kansas City*

### *Three Trails TIF Plan*

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Contact Agency: Kansas City EDC

Contact Phone: (816) 221-0636

Developer(s): TIAA

Senate District: 9

House District: 44

Original Date Plan/Project Approved: 2/7/2002

**Plan Description:**

Revitalization of the Bannister Mall as the newly renovated Three Trails Mall

Plan/Project Status: Inactive

Area Type: Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

Projected:	380	Actual to Date:	720
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**Number of Retained Jobs:**

Projected:	1720	Actual to Date:	0
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## *Kansas City*

### *Three Trails TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,241.72 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$9,485.24 Amount on Hand: \$9,241.72

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$296,000.00

Other: Not specified \$31,500,000.00

Other: Not specified \$1,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$33,296,000.00

**Anticipated TOTAL Project Costs:** \$83,296,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 31

Current anticipated estimated number of years to retirement: 30

## *Kansas City*

### *Tower Properties, Project A TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** CB Building Corporation

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 11/27/1995

**Plan Description:**

Construction of a 330 space parking garage at 9th & Walnut in Kansas City

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	135	<b>Actual to Date:</b>	70
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	2
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## *Kansas City*

### *Tower Properties, Project A TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$2,833.43    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$98,042.52    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$2,833.43    Amount on Hand:                      \$2,833.43

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$2,640,000.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$2,640,000.00

**Anticipated TOTAL Project Costs:**                      \$2,640,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      20

## *Kansas City*

### *Tower Properties, Project B TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Tower Properties

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 11/27/1995

**Plan Description:**

Construction of 1 million sf office space, rehabilitation of the former Federal Building located at 909 Walnut Street, construction of approximately 2000 structured parking spaces in downtown Kansas City

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	135	<b>Actual to Date:</b>	70
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	2
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## *Kansas City*

### *Tower Properties, Project B TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,286.72 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$55,998.94 Amount on Hand: \$5,286.72

#### **Economic Activity Taxes:**

Total received since inception: \$25,822.83 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,836,930.50

Property Acquisition and Relocation Costs: \$325,000.00

Project Implementation Costs: \$0.00

Other: Not specified \$576,301.00

Other: Not specified \$266,980.50

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$8,180,212.00

**Anticipated TOTAL Project Costs:** \$23,438,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

## *Kansas City*

### *Tower Properties, Project H TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): 909 E Walnut, LLC  
Senate District: 10  
House District: 37

Original Date Plan/Project Approved: 11/27/1995

#### **Plan Description:**

Construction of 1 million sf office space and construction of 2750 structured parking spaces together with all appurtenances thereto including streetscape in Project Areas A through G and I. Office space is being built through renovation of the 34-story building at 909 East Walnut, and the 9-story building at 927 East Walnut. The parking facility will be built as a 7-level structure between the two buildings.

**Plan/Project Status:** Under construction

**Area Type:** Blight

#### **But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public infrastructure investment to construct adequate capacity to support development

#### **Number of New Jobs:**

<b>Projected:</b>	135	<b>Actual to Date:</b>	110
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Tower Properties, Project H TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$51,335.52 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$57,165.76 Amount on Hand: \$21,335.52

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,886,110.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: Not specified \$635,893.00

Other: Not specified \$6,710,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$15,932,000.00

**Anticipated TOTAL Project Costs:** \$15,932,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Union Hill TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Union Hill Development Company

**Senate District:** 10

**House District:** 37 & 38

**Original Date Plan/Project Approved:** 12/18/1997

**Plan Description:**

Provides for the continuation of neighborhood revitalization efforts begun under the Union Hill Ch. 353 designation including acquisition, blight removal, infrastructure improvements, a residential and a commercial loan/grant program & community center improvements

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	113
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Union Hill TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$19,786.63    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$601,235.29    Amount on Hand:

#### **Economic Activity Taxes:**

Total received since inception:                      \$516,095.64    Amount on Hand:                      \$19,786.63

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$6,585,000.00

Property Acquisition and Relocation Costs:                      \$4,632,500.00

Project Implementation Costs:                      \$698,345.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$11,915,845.00

**Anticipated TOTAL Project Costs:**                      \$69,610,645.00

Financing Method:    Other bond

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      21

## *Kansas City*

### *Union Hill-KCPT TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Union Hill Development Company

**Senate District:** 10

**House District:** 37 & 38

**Original Date Plan/Project Approved:** 10/26/2000

**Plan Description:**

Demolition of four buildings and renovation of one building located between 105 & 115 East 31st Street, owned by public television station KCPT, for future office space and space for transmitting and other technical equipment needed for the conversion of the station's broadcast signal from analog to digital as required by the FCC

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	95
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## *Kansas City*

### *Union Hill-KCPT TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$509,949.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$509,949.00

**Anticipated TOTAL Project Costs:** \$15,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

## *Kansas City*

### *Universal Floodwater TIF Plan*

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**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** Universal Land Redevelopment  
**Senate District:** 10  
**House District:** 40

**Original Date Plan/Project Approved:** 4/18/1991

**Plan Description:**

New taxes from the construction of between 2.8 & 3.3 million sf commercial and industrial development shall reimburse costs of flood control and storm water detention, street improvements and storm sewers in the area

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	6000	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Universal Floodwater TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$23,206.49    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$5,760,409.54    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$1,522,486.67    Amount on Hand:                      \$23,206.49

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$16,037,152.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$150,000.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$16,187,152.00

**Anticipated TOTAL Project Costs:**                      \$13,732,815.20

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      21

## *Kansas City*

### *Uptown Theater TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** UGA, LLC

**Senate District:** 10

**House District:** 37

**Original Date Plan/Project Approved:** 6/11/1994

**Plan Description:**

Revitalize a key section of the Broadway corridor, restoration of the Uptown Theater and redevelopment of the Valentine Shopping Center

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	807	<b>Actual to Date:</b>	377
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	92
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## *Kansas City*

### *Uptown Theater TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$36,897.79 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$481,868.81 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$29,393,910.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$29,393,910.00

**Anticipated TOTAL Project Costs:** \$10,776,061.60

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

## *Kansas City*

### *Walnut Creek TIF Plan*

---

**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Deck Investment Group

**Senate District:** 17

**House District:** 31

**Original Date Plan/Project Approved:** 11/23/1988

**Plan Description:**

Construction of 350 apartment units and amenities; construction of intersection improvements at NE 42nd & North Holmes, extension of Parvin Road and NE Tracy; installation of water and sanitary sewer facilities; certain planning & design costs to the city and to the North Kansas City School District and requires 50% PILOTS be returned to affected taxing districts

**Plan/Project Status:** Fully operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City***

### ***Walnut Creek TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$804.84 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,552,439.20 Amount on Hand: \$804.84

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,773,828.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$129,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$2,902,828.00

**Anticipated TOTAL Project Costs:** \$17,632,002.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

## *Kansas City*

### *West Edge (Project 1 & 2) TIF Plan*

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**Contact Agency:** Kansas City EDC

**Contact Phone:** (816) 221-0636

**Developer(s):** Trilogy, Inc

**Senate District:** 10

**House District:** 39 & 44

**Original Date Plan/Project Approved:** 4/17/2003

**Plan Description:**

Project improvements consist of the addition of high quality mixed use redevelopment consistent in design & scope with existing Country Club Plaza area landscape

**Plan/Project Status:** Starting up

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	1035	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *West Edge (Project 1 & 2) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$17,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,498,358.00

Other: Not specified \$603,006.00

Other: Not specified \$849,725.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$20,851,089.00

**Anticipated TOTAL Project Costs:** \$76,602,621.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

## *Kansas City*

### *Winchester Ventures TIF Plan*

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**Contact Agency:** Kansas City EDC  
**Contact Phone:** (816) 221-0636  
**Developer(s):** Winchester Ventures II  
**Senate District:** 9  
**House District:** 42 & 50

**Original Date Plan/Project Approved:** 12/19/1991

**Plan Description:**

Development of a business campus to compete with similar projects in outlying suburban areas of the KC Metro bi-state area; provide basic infrastructure improvements to the older residential neighborhood, construction of roadways, sewers & other infrastructure necessary to serve commercial development

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	680	<b>Actual to Date:</b>	980
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	140
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## *Kansas City*

### *Winchester Ventures TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$93,607.42    As of:            4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$4,524,182.27    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$3,987,380.22    Amount on Hand:                      \$93,607.42

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$12,143,440.00

Property Acquisition and Relocation Costs:                      \$741,000.00

Project Implementation Costs:                      \$1,079,000.00

Other: Not specified                      \$195,000.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$14,158,440.00

**Anticipated TOTAL Project Costs:**                      \$13,515,844.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      19

## *Kansas City*

### *Winchester-Visions (Project 13) TIF Plan*

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Contact Agency: Kansas City EDC  
Contact Phone: (816) 221-0636  
Developer(s): Visions Building Corporation  
Senate District: 9  
House District: 42 & 50

Original Date Plan/Project Approved: 12/19/1991

**Plan Description:**

Construction of 1,133,600 sf office space and 20,000 sf retail space; acquisition of residential property, rehabilitation of existing residential neighborhoods, with all necessary appurtenances, utilities & street improvements

Plan/Project Status: Fully operational

Area Type: Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

Projected:	0	Actual to Date:	0
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**Number of Retained Jobs:**

Projected:	0	Actual to Date:	220
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## *Kansas City*

### *Winchester-Visions (Project 13) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$470.38 As of: 4/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$356,960.24 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$202,597.28 Amount on Hand: \$470.38

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$550,000.00

**Anticipated TOTAL Project Costs:** \$2,400,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

## *Kearney*

### *Methodist Church Redevelopment TIF Plan*

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Contact Agency: City of Kearney  
Contact Phone: (816) 668-4142  
Developer(s): DEW, LLC  
Senate District: 21  
House District: 35

Original Date Plan/Project Approved: 8/21/2000

**Plan Description:**

Various public infrastructure improvements to create stormwater detention facility and other storm sewer construction in the downtown area in conjunction with private redevelopment of historic Methodist Church building into retail/office spaces

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *Kearney*

### *Methodist Church Redevelopment TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$288.00    As of:            3/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$51,433.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$34,178.00    Amount on Hand:                      \$288.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$267,500.00

**Anticipated TOTAL Project Costs:**                      \$267,500.00

Financing Method:    Pay-as-you-go, loan

Original estimated number of years to retirement:                      8

Current anticipated estimated number of years to retirement:                      9

## *Kearney*

### *Northland Development Redevelopment Area*

---

**Contact Agency:** City of Kearney

**Contact Phone:** (816) 668-4142

**Developer(s):** Platte Clay Industrial Development Corp

**Senate District:** 21

**House District:** 35

**Original Date Plan/Project Approved:** 9/5/1995

**Plan Description:**

Various public infrastructure improvements, site prep, construction of water & sewer extensions, new street construction, wide ning of Hwy 92 to facilitate building of Platte-Clay Electric Coop headquarters & warehouse facility.

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *Kearney*

### *Northland Development Redevelopment Area*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$72,816.00    As of:            3/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$960,565.00    Amount on Hand:                      \$72,816.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$0.00

**Anticipated TOTAL Project Costs:**                      \$0.00

Financing Method:    TIF bond

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      23

## *Kirkwood*

### *Meacham Park Redevelopment Project*

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**Contact Agency:** City of Valley Park

**Contact Phone:** (314) 822-5808

**Developer(s):** The DESCO Group, Inc.

**Senate District:** 15

**House District:** 95

**Original Date Plan/Project Approved:** 12/1/1994

**Plan Description:**

Mixed-use commercial/residential redevelopment including construction of new infill housing, a retail center, rehab existing housing, park, street improvements, etc.

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	600	<b>Actual to Date:</b>	1161
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kirkwood*

### *Meacham Park Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$3,771,371.00    As of:      3/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$5,045,907.00    Amount on Hand:      \$1,164,120.00

#### **Economic Activity Taxes:**

Total received since inception:      \$11,560,027.00    Amount on Hand:      \$2,625,251.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$4,000,000.00

Property Acquisition and Relocation Costs:      \$6,560,000.00

Project Implementation Costs:      \$870,000.00

Other: Public improvement      \$1,350,000.00

Other: Housing program      \$1,500,000.00

Other: Neighborhood improvement      \$1,150,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$15,430,000.00

**Anticipated TOTAL Project Costs:**      \$57,000,000.00

Financing Method: TIF bond

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      17

## *Kirkwood*

### *Pioneer Place*

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**Contact Agency:** City of Kirkwood

**Contact Phone:** (314) 822-5808

**Developer(s):** NOVUS Development Company

**Senate District:** 15

**House District:** 94

**Original Date Plan/Project Approved:** 12/21/1995

**Plan Description:**

7 acre redevelopment; construction of a commercial retail/office complex of five buildings

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	257
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	132
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*Kirkwood*

*Pioneer Place*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$313,139.00    As of:      3/31/2005

### **Payments in Lieu of Taxes:**

Total received since inception:      \$1,927,064.00    Amount on Hand:      \$260,250.00

### **Economic Activity Taxes:**

Total received since inception:      \$391,578.00    Amount on Hand:      \$52,889.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$781,500.00

Property Acquisition and Relocation Costs:      \$1,738,500.00

Project Implementation Costs:      \$0.00

Other:    Consultant/legal      \$60,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$2,580,000.00

**Anticipated TOTAL Project Costs:**      \$2,580,000.00

Financing Method:    TIF bond

Original estimated number of years to retirement:      18

Current anticipated estimated number of years to retirement:      13

## *Lee's Summit*

### *Chapel Ridge TIF Plan*

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**Contact Agency:** City of Lee's Summit

**Contact Phone:** (816) 969-6847

**Developer(s):** Atcheson & Haas, LLC

**Senate District:** 8

**House District:** 52 & 55

**Original Date Plan/Project Approved:** 12/7/2000

**Plan Description:**

A mixed-use commercial development with @260,000sf retail; @480,000sf office space & hotel

**Plan/Project Status:** Under construction

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	2599	<b>Actual to Date:</b>	373
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *Chapel Ridge TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,655.32 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,355,266.68 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,176,871.52 Amount on Hand: \$3,655.42

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$23,752,640.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$25,846,800.00

**Anticipated TOTAL Project Costs:** \$101,846,800.00

Financing Method: Pay-as-you-go, Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Lee's Summit*

### *I-470 & 350 Hwy TIF District*

---

**Contact Agency:** City of Lee's Summit

**Contact Phone:** (816) 969-6847

**Developer(s):** RED Capital Holdings of Lee's Summit

**Senate District:** 47

**House District:**

**Original Date Plan/Project Approved:** 4/4/2000

**Plan Description:**

Development of a shopping center

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

**Projected:** N/A

**Actual to Date:** 1167

**Number of Retained Jobs:**

**Projected:** 0

**Actual to Date:** 0



## *Lee's Summit*

### *I-470 & 350 Hwy TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$2,044,792.84    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$3,451,285.80    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$10,201,039.93    Amount on Hand:      \$2,044,792.84

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$5,939,075.35

Property Acquisition and Relocation Costs:      \$3,449,333.00

Project Implementation Costs:      \$2,621,630.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$12,010,038.35

**Anticipated TOTAL Project Costs:**      \$117,526,500.00

Financing Method:    Pay-as-you-go, TIF bond

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Lee's Summit*

### *New Longview*

---

**Contact Agency:** City of Lee's Summit

**Contact Phone:** (816) 969-6847

**Developer(s):** Gale Communities, Inc.

**Senate District:** 8

**House District:** 56

**Original Date Plan/Project Approved:** 3/21/2002

**Plan Description:**

Renovation of 13 historic buildings, new construction of @220,000sf retail & 176,000sf office space

**Plan/Project Status:** Starting up

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*Lee's Summit*  
*New Longview*

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$29,469.80    As of:                      6/30/2005

**Payments in Lieu of Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

**Economic Activity Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$11,542,227.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$1,846,756.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$13,388,983.00

**Anticipated TOTAL Project Costs:**                      \$200,665,294.00

Financing Method:    Pay-as-you-go, TIF & other bonds

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      23

## *Lee's Summit*

### *Northeast TIF District*

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**Contact Agency:** City of Lee's Summit

**Contact Phone:** (816) 969-6847

**Developer(s):** LeMone Smith Development Co.

**Senate District:** 8

**House District:** 52 & 55

**Original Date Plan/Project Approved:** 12/22/1988

**Plan Description:**

Various public infrastructure improvements, site prep, utility construction & extensions, streets to enhance development in the site

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	380
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *Northeast TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,046.20 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,162,667.14 Amount on Hand: \$4,046.20

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,770,957.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,770,957.00

#### **Anticipated TOTAL Project Costs:**

Financing Method: Loan, other bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 18

## *Maryland Heights*

### *South Heights TIF District*

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**Contact Agency:** City of Maryland Heights

**Contact Phone:** (314) 291-6550

**Developer(s):** Duke Realty Corporation

**Senate District:** 24

**House District:** 79

**Original Date Plan/Project Approved:** 9/21/1995

**Plan Description:**

Approximately 100 acre site to be redeveloped with a combination of light industrial, commercial and retail uses.

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially undeasible, required significant public infrastructure investment to remedy inadequate conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	454
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Maryland Heights*

### *South Heights TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,778,491.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,226,895.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,000,000.00

Property Acquisition and Relocation Costs: \$16,100,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$31,100,000.00

**Anticipated TOTAL Project Costs:** \$139,500,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 23

## *Moberly*

### *McCormick Place*

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**Contact Agency:** City Manager Moberly

**Contact Phone:** (660) 263-8705

**Developer(s):** Orscheln Properties LLP

**Senate District:** 19

**House District:** 22

**Original Date Plan/Project Approved:** 12/1/1993

**Plan Description:**

Roadway improvements, water, sanitary & storm sewer extensions, landscaping, surface parking & lighting as required to permit redevelopment for planned commercial

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing conditions & construct adequate capacity to support and required parcel assembly/relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	37	<b>Actual to Date:</b>	45
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**Number of Retained Jobs:**

<b>Projected:</b>	6	<b>Actual to Date:</b>	15
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*Moberly*

*McCormick Place*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2005

### **Payments in Lieu of Taxes:**

Total received since inception: \$573,068.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$1,284,122.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$509,200.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$161,000.00

Other: site improvements/landscaping \$431,500.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,101,700.00

**Anticipated TOTAL Project Costs:** \$6,120,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 2.5

## *Monett*

### *Monett TIF District*

---

**Contact Agency:** City of Monett

**Contact Phone:** (417) 235-3763

**Developer(s):**

**Senate District:** 29

**House District:** 131

**Original Date Plan/Project Approved:** 12/30/1996

**Plan Description:**

Reduce or eliminate certain traffic hazards

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

**Projected:** N/A

**Actual to Date:** N/A

**Number of Retained Jobs:**

**Projected:** N/A

**Actual to Date:** N/A

# *Monett*

## *Monett TIF District*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$907,441.57    As of:      3/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$2,658,826.62    Amount on Hand:      \$530,065.98

#### **Economic Activity Taxes:**

Total received since inception:      \$1,051,771.71    Amount on Hand:      \$212,701.01

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$4,923,646.28

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other: Sales tax reports      \$4,200.00

Other: Cost of issue      \$75,500.00

Other: Debt interest expense      \$1,470,904.00

Other: Reimbursement to developer      \$54,283.87

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$0.00

**Anticipated TOTAL Project Costs:**      \$6,528,534.15

Financing Method:    TIF bond

Original estimated number of years to retirement:      10

Current anticipated estimated number of years to retirement:      6

## *Mound City*

### *Mound City MO TIF District*

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**Contact Agency:** City of Mound City

**Contact Phone:** (660) 442-3447

**Developer(s):** Mound City Development Corp, Custom Convenience, McDo

**Senate District:** 12

**House District:** 4

**Original Date Plan/Project Approved:** 8/30/2002

**Plan Description:**

Various infrastructure installations, improvements, construction of commercial buildings and related improvements and other costs related to elimination of blight

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	49	<b>Actual to Date:</b>	63
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**Number of Retained Jobs:**

<b>Projected:</b>	49	<b>Actual to Date:</b>	63
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## *Mound City*

### *Mound City MO TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$11,813.53    As of:            6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$81,284.04    Amount on Hand:                      \$11,813.53

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$4,117.66

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$802,400.00

Other:    Administrative costs                      \$16,471.35

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$822,989.01

**Anticipated TOTAL Project Costs:**                      \$1,136,102.20

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:                      15

Current anticipated estimated number of years to retirement:                      16

*Neosho*

*Neosho TIF District*

---

Contact Agency: City of Neosho  
Contact Phone: (417) 451-8050  
Developer(s): None  
Senate District: 32  
House District: 130  
Original Date Plan/Project Approved: 7/6/1999  
Plan Description:  
Various public infrastructure improvements of streets, utility construction and extensions

Plan/Project Status: Under construction  
Area Type: Blight, Conservation, Economic Development  
But for Determination:  
Required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

Number of New Jobs:  
Projected: 0 Actual to Date: 10  
Number of Retained Jobs:  
Projected: 0 Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2002

Payments in Lieu of Taxes:

Total received since inception: \$120,136.81 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$18,317.33 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$3,090,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$12,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project Costs: \$3,102,000.00

Anticipated TOTAL Project Costs: \$3,102,000.00

Financing Method: Pay-as-you-go, Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

*Neosho*

*Neosho TIF District*

---

Contact Agency: City of Neosho  
Contact Phone: (417) 451-8050  
Developer(s): None  
Senate District: 32  
House District: 130  
Original Date Plan/Project Approved: 7/6/1999  
Plan Description:  
Various public infrastructure improvements of streets, utility construction and extensions

Plan/Project Status: Under construction  
Area Type: Blight, Conservation, Economic Development  
But for Determination:  
Required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

Number of New Jobs:  
Projected: 0 Actual to Date: 10  
Number of Retained Jobs:  
Projected: 0 Actual to Date: 0



TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2001

Payments in Lieu of Taxes:

Total received since inception: \$63,123.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$3,895.46 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$3,090,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$12,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project Costs: \$3,102,000.00

Anticipated TOTAL Project Costs: \$3,102,000.00

Financing Method: Pay-as-you-go, Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Neosho*

### *Neosho TIF District*

---

**Contact Agency:** City of Neosho

**Contact Phone:** (417) 451-8050

**Developer(s):** None

**Senate District:** 32

**House District:** 130

**Original Date Plan/Project Approved:** 7/6/1999

**Plan Description:**

Various public infrastructure improvements of streets; utility construction & extensions

**Plan/Project Status:** Start up

**Area Type:** Blight, Conservation, Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/1999

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$2,950,000.00
Property Acquisition and Relocation Costs:	\$20,000.00
Project Implementation Costs:	\$12,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project Costs: \$2,970,000.00

Anticipated TOTAL Project Costs: \$2,970,000.00

Financing Method: Pay-as-you-go, other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Neosho*

### *Neosho TIF District*

---

**Contact Agency:** City of Neosho

**Contact Phone:** (417) 451-8050

**Developer(s):** None

**Senate District:** 32

**House District:** 130

**Original Date Plan/Project Approved:** 7/6/1999

**Plan Description:**

Various public infrastructure improvements of streets, utility construction and extensions

**Plan/Project Status:** Under construction

**Area Type:** Blight, Conservation, Economic Development

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2003

Payments in Lieu of Taxes:

Total received since inception: \$183,685.92 Amount on Hand: \$0.00

Economic Activity Taxes:

Total recieved since inception: \$26,244.73 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$3,090,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$12,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project Costs: \$3,102,000.00

Anticipated TOTAL Project Costs: \$3,102,000.00

Financing Method: Pay-as-you-go, Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

*Neosho*

*Neosho TIF District*

---

Contact Agency: City of Neosho  
Contact Phone: (417) 451-8050  
Developer(s): None  
Senate District: 32  
House District: 130  
Original Date Plan/Project Approved: 7/6/1999  
Plan Description:  
Various public infrastructure improvements of streets, utility construction and extensions

Plan/Project Status: Under construction  
Area Type: Blight, Conservation, Economic Development  
But for Determination:  
Required significant public infrastructure investment to remedy existing inadequate conditions and construct adequate capacity to support development

Number of New Jobs:  
Projected: 0 Actual to Date: 10  
Number of Retained Jobs:  
Projected: 0 Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2000

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$3,090,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$12,000.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

Total Anticipated TIF Reimbursable Project Costs: \$3,102,000.00

Anticipated TOTAL Project Costs: \$3,102,000.00

Financing Method: Pay-as-you-go, Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *North Kansas City*

### *Northgate Village TIF Plan*

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**Contact Agency:** City of North Kansas City

**Contact Phone:** (816) 274-6000

**Developer(s):** City of North Kansas City

**Senate District:**

**House District:**

**Original Date Plan/Project Approved:** 1/25/2000

**Plan Description:**

Demolition & site prep for development. Entire cost paid for by city, private developers bear total costs of development projects including retail/commercial , single-family residences and apartment complex, senior apartments

**Plan/Project Status:** Under construction

**Area Type:** Not provided

**But for Determination:**

Not provided

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



*North Kansas City*  
*Northgate Village TIF Plan*

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2005

**Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00

**Total Anticipated TIF Reimbursable Project Costs:**

**Anticipated TOTAL Project Costs:** \$14,000,000.00

Financing Method: Not provided

Original estimated number of years to retirement: Not provided

Current anticipated estimated number of years to retirement: Not provided

## *O'Fallon*

### *Venture Industrial Park TIF Project*

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**Contact Agency:** City of O'Fallon

**Contact Phone:** (636) 240-2000

**Developer(s):** Not provided

**Senate District:** 23

**House District:** 12

**Original Date Plan/Project Approved:** 11/18/1992

**Plan Description:**

Various street and other public infrastructure/utility construction/extensions, site improvements, landscaping, lighting and construction of shell buildings to specs

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure and site prep investment to remedy existing conditions

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *O'Fallon*

## *Venture Industrial Park TIF Project*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$202,902.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

## *Osage Beach*

### *Prewitt's Highway 54 Enterprises, LLC*

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**Contact Agency:** City of Osage Beach

**Contact Phone:** (573) 302-2000

**Developer(s):** Prewitt's Hwy. 54 Enterprises, LLC

**Senate District:** 6

**House District:** 115

**Original Date Plan/Project Approved:** 7/6/2000

**Plan Description:**

Various public infrastructure improvements, site prep, construction and/or extension of utilities, road improvements and extension of fire protection, sewer & water to the School of the Osage

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b>	280
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**Number of Retained Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b>	0
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## *Osage Beach*

### *Prewitt's Highway 54 Enterprises, LLC*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$108,622.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$185,805.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,642,421.00 Amount on Hand: \$108,622.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,830,305.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$600,000.00

Other: 5% contingency \$791,515.00

Other: Misc. \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$16,771,820.00

**Anticipated TOTAL Project Costs:** \$93,648,029.00

Financing Method: TIF bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

## *Ozark*

### *Tracker Marine Corp TIF*

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**Contact Agency:** City of Ozark

**Contact Phone:** (417) 581-2407

**Developer(s):** Tracker Marine Corporation

**Senate District:** 29

**House District:** 142

**Original Date Plan/Project Approved:** 5/16/1988

**Plan Description:**

Various infrastructure improvements for industrial expansion

**Plan/Project Status:** Fully Operational

**Area Type:** Economic Development

**But for Determination:**

Required significant public infrastructure investment to construct adequate capacity to support planned development

**Number of New Jobs:**

<b>Projected:</b>	120	<b>Actual to Date:</b>	150
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*Ozark*

*Tracker Marine Corp TIF*

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2005

**Payments in Lieu of Taxes:**

Total received since inception: \$314,713.85 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: Retired 3/1/2000

## *Raymore*

### *Highway 58 West Extended Redevelopment Plan (2 projects)*

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**Contact Agency:** City of Raymore, Dept. of Economic Development

**Contact Phone:** (816) 331-0488

**Developer(s):** PDD Development, LLC (Proj. 1); Raymore Gallerai, LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 1/24/2005

**Plan Description:**

Construction of approximately 426,000 sf retail space including an anchor big box home improvement retailer, with associated parking, public infrastructure improvements, etc.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual /extraordinary cost that made the project financial unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions Project required significant public infrastructure investment to construct adequate capacity to support the project. Project Required parcel assembly and/or relocation cost.

**Number of New Jobs:**

<b>Projected:</b>	153	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Raymore*

### *Highway 58 West Extended Redevelopment Plan (2 projects)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$13,761,822.00

**Anticipated TOTAL Project Costs:** \$71,800,000.00

Financing Method: TIF notes, TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Richmond Heights*

### *Francis Place RPA #'s 1 & 4*

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**Contact Agency:** City of Richmond Heights P & Z

**Contact Phone:** (314) 646-7658

**Developer(s):** Pace Properties, Inc

**Senate District:** 15

**House District:** 87

**Original Date Plan/Project Approved:** 3/3/2003

**Plan Description:**

Construction of a 750-space parking garage, 116,000 sf retail and 35 residential units

**Plan/Project Status:** Fully operational & under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	340	<b>Actual to Date:</b>	400
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Richmond Heights*

### *Francis Place RPA #'s 1 & 4*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$219,722.25    As of:      10/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$7,439.14    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$212,283.11    Amount on Hand:      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$9,146,142.28

Property Acquisition and Relocation Costs:      \$3,401,343.00

Project Implementation Costs:      \$3,854,709.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$16,402,194.28

**Anticipated TOTAL Project Costs:**      \$54,953,000.00

Financing Method:    TIF bond

Original estimated number of years to retirement:      13

Current anticipated estimated number of years to retirement:      13

## *Riverside*

### *Gateway Redevelopment Plan*

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**Contact Agency:** City of Riverside

**Contact Phone:** (816) 741-3993

**Developer(s):** Not provided

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 10/2/2001

**Plan Description:**

Various street and other public infrastructure/utility construction/extensions, site improvements, landscaping, lighting and retail/commercial structure construction

**Plan/Project Status:** Starting Up

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure to remedy existing inadequate conditions & construct adequate capacity to support

**Number of New Jobs:**

**Projected:** N/A      **Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** N/A      **Actual to Date:** 0

## *Riverside*

### *Gateway Redevelopment Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Riverside*

### *L-385 Levee Redevelopment Plan*

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**Contact Agency:** Armstrong-Teasdale, LLP

**Contact Phone:** (816) 221-0786

**Developer(s):** None

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 7/16/1996

**Plan Description:**

Construction of the Quindaro and Riverside Levees (in conjunction with the USACE) for flood protection, construction of full-diamond interchange at I-635 & Van de Populier Road and improvement to Van de Populier Road to arterial standards to provide ingress and egress to portions of the Redevelopment Area, new water & sewer trunk lines, stormwater drainage system and other infrastructure improvements necessary for development of the Area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	12684	<b>Actual to Date:</b>	283
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Riverside*

### *L-385 Levee Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$119,051.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$2,418,809.00    Amount on Hand:      \$88,652.00

#### **Economic Activity Taxes:**

Total received since inception:      \$681,180.00    Amount on Hand:      \$30,399.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$35,000,000.00

Property Acquisition and Relocation Costs:      \$2,000,000.00

Project Implementation Costs:      \$1,600,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$38,600,000.00

**Anticipated TOTAL Project Costs:**      \$90,000,000.00

Financing Method:    Pay-as-you-go, TIF bond, other bond, other

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Shelbina*

### *Shelbina Redevelopment Area*

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**Contact Agency:** City of Shelbina

**Contact Phone:** (573) 588-4104

**Developer(s):** City of Shelbina

**Senate District:** 18

**House District:** 8

**Original Date Plan/Project Approved:** 5/13/2003

**Plan Description:**

Construct various infrastructure improvements, relocate businesses & residences as needed to facilitate new development

**Plan/Project Status:** Fully Operational

**Area Type:** Conservation

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development & required parcel assembly/relocation costs

**Number of New Jobs:**

<b>Projected:</b>	12	<b>Actual to Date:</b>	12
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Shelbina*

## *Shelbina Redevelopment Area*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 5/1/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,043.81 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,680.63 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**

#### **Anticipated TOTAL Project Costs:**

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Springfield*

### *Jordan Valley Park TIF District*

---

**Contact Agency:** City of Springfield  
**Contact Phone:** (417) 864-1094  
**Developer(s):** John Q. Hammons et al  
**Senate District:** 30  
**House District:** 137/140

**Original Date Plan/Project Approved:** 10/23/2000

**Plan Description:**

30-block redevelopment includes site prep, various infrastructure re-construction, landscaping and building construction of ice arena, exposition hall, parking deck, public park & greenspace, privately-owned minor league baseball facility, hotel.

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate conditions and to construct adequate capacity to support development and required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	335	<b>Actual to Date:</b>	359
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**Number of Retained Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	12
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# *Springfield*

## *Jordan Valley Park TIF District*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$70,146.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$53,600,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$150,545,000.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Charles*

### *Cave Springs Redevelopment Area - Home Depot Project*

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**Contact Agency:** City of St. Charles

**Contact Phone:** (636) 949-3260

**Developer(s):** Home Depot USA, Inc.

**Senate District:** 2

**House District:** 15

**Original Date Plan/Project Approved:** 9/19/1996

**Plan Description:**

Rehab of Cave Springs Crossing strip mall, demolition of 37,000 sf existing older buildings & various other public infrastructure construction & improvements, utility extensions, stormwater waterway & detention pool

**Plan/Project Status:** Fully Operational & Dissolved

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure to remedy existing inadequate conditions

**Number of New Jobs:**

**Projected:** 0                      **Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:** 0                      **Actual to Date:** 0

## *St. Charles*

### *Cave Springs Redevelopment Area - Home Depot Project*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,594,006.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,964,909.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,758,600.00

Property Acquisition and Relocation Costs: \$944,400.00

Project Implementation Costs: \$57,000.00

Other: Building rehab \$1,140,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,900,000.00

**Anticipated TOTAL Project Costs:** \$16,725,400.00

Financing Method: TIF notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 8

## *St. Charles*

### *Elm Point Redevelopment Area Phase 1 & 2*

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**Contact Agency:** City of St. Charles

**Contact Phone:** (636) 949-3260

**Developer(s):** Elm Point Investments; Phase 2: M B Properties

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 10/2/1996

**Plan Description:**

Site elevation, utility placement, stormwater detention & internal roadway improvements for eventual industrial/office development

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure to remedy existing inadequate conditions

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *St. Charles*

### *Elm Point Redevelopment Area Phase 1 & 2*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,168,905.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$23,815.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,771,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$406,000.00

Other: Lime detention basing \$8,000,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$14,177,500.00

**Anticipated TOTAL Project Costs:** \$99,724,668.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 15 (phas

Current anticipated estimated number of years to retirement: 15 (phase 1); 23 (ph

## *St. Charles*

### *St. Charles Center/Mark Twain Mall*

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**Contact Agency:** City of St. Charles

**Contact Phone:** (636) 949-3260

**Developer(s):** Greater Missouri Builders

**Senate District:** 23

**House District:** 18

**Original Date Plan/Project Approved:** 2/8/1996

**Plan Description:**

Building rehab, roadway & parking lot construction, landscaping & lighting at the St. Charles Center facility

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *St. Charles*

### *St. Charles Center/Mark Twain Mall*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$529,979.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,267,375.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,460,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$35,000.00

Other: Building rehab \$9,705,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$12,200,000.00

**Anticipated TOTAL Project Costs:** \$45,025,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

## *St. Charles*

### *St. Charles County convention Center Redevelopment*

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**Contact Agency:** City of St. Charles

**Contact Phone:** (636) 949-3260

**Developer(s):** Not provided

**Senate District:** 23

**House District:** 18

**Original Date Plan/Project Approved:** 11/4/1997

**Plan Description:**

Construction of a convention center of approx 128000 sf, and a 259-room full service luxury hotel facility

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to construct adequate capacity to support development

**Number of New Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	<b>Actual to Date:</b>	0
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## *St. Charles*

### *St. Charles County convention Center Redevelopment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,650,000.00

**Anticipated TOTAL Project Costs:** \$84,000,000.00

Financing Method: Certificate of participation

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *St. Charles*

### *West 370 Redevelopment Area*

---

**Contact Agency:** City of St. Charles

**Contact Phone:** (636) 949-3260

**Developer(s):** MB Properties, LLC

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 12/10/1997

**Plan Description:**

Construction of a business park including retail, commercial & light industrial activities. Raising sites up out of flood plain, installing storm drainage, utility extensions, relocating streets & waterway

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *St. Charles*

### *West 370 Redevelopment Area*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2004

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,246,444.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$19,391.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,440,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$60,000.00

Other: Public park \$1,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$15,000,000.00

**Anticipated TOTAL Project Costs:** \$210,331,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

## *St. Joseph*

### *North County Development Project #1*

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**Contact Agency:** City of St. Joseph

**Contact Phone:** (816) 271-4760

**Developer(s):** St. Joseph Development Co. LLC

**Senate District:** 34

**House District:** 27

**Original Date Plan/Project Approved:** 8/1/2003

**Plan Description:**

Construct 646,000 sf retail shopping center, incl parking, utilities

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate conditions & capacity, and requirements of parcel assembly & relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1640	<b>Actual to Date:</b>	747
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	11
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## *St. Joseph*

### *North County Development Project #1*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$256,946.32    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$256,946.32    Amount on Hand:      \$256,946.32

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$15,312,407.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$2,851,750.00

Other: Legal/Consulting-Owner      \$147,904.00

Other: City/County Legal      \$100,000.00

Other: Miscellaneous      \$1,160,335.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$19,572,396.00

**Anticipated TOTAL Project Costs:**      \$89,964,833.00

Financing Method:    TIF bond

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *St. Joseph*

### *Stockyards Redevelopment*

---

**Contact Agency:** City of St. Joseph

**Contact Phone:** (816) 271-4760

**Developer(s):** Triumph Foods, LLC

**Senate District:** 34

**House District:** 29

**Original Date Plan/Project Approved:** 10/27/2003

**Plan Description:**

Construction of 550,000 sq. ft. pork processing facility, including corporate offices. Street, utilities and other infrastructure improvements, extensions, etc.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure development, required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	3
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Joseph*

### *Stockyards Redevelopment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: WWT facility \$8,500,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$16,700,000.00

**Anticipated TOTAL Project Costs:** \$128,500,000.00

Financing Method: TIF bond, IRB

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19

## *St. Joseph*

### *Third Street Hotel Development*

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**Contact Agency:** City of St. Joseph

**Contact Phone:** (816) 271-4760

**Developer(s):** HISJ Holdings, LLC

**Senate District:** 34

**House District:** 27

**Original Date Plan/Project Approved:** 1/5/2004

**Plan Description:**

Redevopment of 170-room hotel, national restaurant franchise, related site, façade & landscaping

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

<b>Projected:</b>	132	<b>Actual to Date:</b>	103
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Joseph*

### *Third Street Hotel Development*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,784.14 As of: 6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$47,753.08 Amount on Hand: \$12,784.14

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: Interior Renovations \$807,000.00

Other: City Expenses \$50,000.00

Other: Owner Expense (legal & consulting) \$125,000.00

Other: Misc. Other \$25,000.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$2,700,000.00

**Anticipated TOTAL Project Costs:** \$6,025,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: N/A

Current anticipated estimated number of years to retirement: N/A

## *St. Peters*

### *Old Town*

---

**Contact Agency:** City of St. Peters

**Contact Phone:** (636) 477-6600

**Developer(s):** Not provided

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 5/23/1996

**Plan Description:**

Increase flood protection to 500-year level to encourage redevelopment, extension of Mid-Rivers Mall Drive into the area and other public infrastructure construction

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	70
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$1,934,350.21    As of:      9/30/2005

### **Payments in Lieu of Taxes:**

Total received since inception:      \$1,001,843.03    Amount on Hand:      \$633,947.40

### **Economic Activity Taxes:**

Total received since inception:      \$1,364,636.96    Amount on Hand:      \$1,300,402.81

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$8,130,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$200,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$8,330,000.00

**Anticipated TOTAL Project Costs:**      \$236,100,000.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      14

## *St. Peters*

### *St. Peters Centre Redevelopment Area*

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**Contact Agency:** City of St. Peters

**Contact Phone:** (636) 477-6600

**Developer(s):** Costco Wholesale Corp; The Midland Group

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 12/29/1992

**Plan Description:**

Various public infrastructure improvements and site prep for development of retail & dining establishments; construction of the Rec-Plex recreation facility

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to remedy existing inadequate conditions

**Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	1190
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Peters*

### *St. Peters Centre Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$3,143,399.41    As of:      9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$9,216,122.22    Amount on Hand:      \$2,133,939.57

#### **Economic Activity Taxes:**

Total received since inception:      \$9,411,239.50    Amount on Hand:      \$1,009,459.84

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$1,974,642.00

Property Acquisition and Relocation Costs:      \$4,074.00

Project Implementation Costs:      \$117,284.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$2,096,000.00

**Anticipated TOTAL Project Costs:**      \$36,771,000.00

Financing Method:    General Obligation Bonds

Original estimated number of years to retirement:      20

Current anticipated estimated number of years to retirement:      7

## *St. Peters*

### *St. Peters Route 370*

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**Contact Agency:** City of St. Peters

**Contact Phone:** (636) 477-6600

**Developer(s):** Not provided

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 12/16/1999

**Plan Description:**

Various public infrastructure improvements and site prep for development of mixed-use development of office/retail/warehouse/manufacturing/dining & entertainment/lodging/conference center/cultural & recreation uses

**Plan/Project Status:** Seeking developer

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible and required significant public investment to construct adequate capacity to support development

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**



## *St. Peters*

### *St. Peters Route 370*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$26,251.06    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$124,212.26    Amount on Hand:                      \$18,264.30

#### **Economic Activity Taxes:**

Total received since inception:                      \$43,855.01    Amount on Hand:                      \$7,986.76

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$70,000,000.00

**Anticipated TOTAL Project Costs:**                      \$131,092,500.00

Financing Method:    General Obligation Bonds, TIF bond, Other bond

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      18

## *Ste. Genevieve*

### *Valle Springs TIF District*

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**Contact Agency:** City of Ste. Genevieve

**Contact Phone:** (573) 883-5400

**Developer(s):** Not provided

**Senate District:** 20

**House District:** 155

**Original Date Plan/Project Approved:** 12/22/1992

**Plan Description:**

Parcel assembly, various utility infrastructure construction and extensions, waterway, site prep, & relocation assistance

**Plan/Project Status:** Fully Operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and capacity to support

**Number of New Jobs:**

<b>Projected:</b>	120	<b>Actual to Date:</b>	406
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	200
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## *Ste. Genevieve*

### *Valle Springs TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,306,295.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,603,670.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,129,134.00

Property Acquisition and Relocation Costs: \$2,729,000.00

Project Implementation Costs: \$83,124.00

Other: Engineering \$308,742.00

Other: Legal \$150,000.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$7,400,000.00

**Anticipated TOTAL Project Costs:** \$14,534,009.00

Financing Method: Pay-as-you-go, TIF bond, TIF notes, loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *Sugar Creek*

### *LCM Courtney Atherton TIF Plan*

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**Contact Agency:** City of Sugar Creek  
**Contact Phone:** (816) 252-4400  
**Developer(s):** Lafarge Construction Materials  
**Senate District:** 11  
**House District:** 51

**Original Date Plan/Project Approved:** 5/21/2003

**Plan Description:**

Rehabilitation of a closed & abandoned school building for relocation of a regional sales office, extension of public sewer to project site and related plant equipment purchases and other public infrastructure improvements

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	10
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## *Sugar Creek*

### *LCM Courtney Atherton TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$389,159.00    As of:      9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:      \$389,159.00    Amount on Hand:      \$389,159.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$240,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$117,500.00

Other:    Rehabilitation of existing building      \$3,750,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$4,107,500.00

**Anticipated TOTAL Project Costs:**      \$9,283,806.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Sunset Hills*

### *Sunset Manor Redevelopment Area*

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**Contact Agency:** City of Sunset Hills

**Contact Phone:** (314) 571-6827

**Developer(s):** Novus Development Company

**Senate District:**

**House District:**

**Original Date Plan/Project Approved:** 5/10/2005

**Plan Description:**

Demolition of most existing site improvements and infrastructure to allow for development of approx 800,000 sf retail, service & office spaces

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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## *Sunset Hills*

### *Sunset Manor Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs: \$0.00**

**Anticipated TOTAL Project Costs: \$0.00**

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

## *Trenton*

### *AMS Mall TIF Project*

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Contact Agency: City of Trenton  
Contact Phone: (660) 359-4310  
Developer(s): Trenton AMS, LLC  
Senate District: 12  
House District: 3

Original Date Plan/Project Approved: 8/14/2003

**Plan Description:**

Not provided

**Plan/Project Status:** Fully operational

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible in the market

**Number of New Jobs:**

Projected:	5	Actual to Date:	5
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**Number of Retained Jobs:**

Projected:	0	Actual to Date:	0
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## *Trenton*

### *AMS Mall TIF Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:                      \$220.80    As of:            9/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$0.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$220.80    Amount on Hand:                      \$220.80

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:    Rehab of existing building                      \$222,598.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**                      \$222,598.00

**Anticipated TOTAL Project Costs:**                      \$222,598.00

Financing Method:    Pay-as-you-go

Original estimated number of years to retirement:            23

Current anticipated estimated number of years to retirement:            23

## *Valley Park*

### *Valley Park Levee and Infrastructure Project*

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**Contact Agency:** City of Valley Park

**Contact Phone:** (696) 225-5171

**Developer(s):** Not provided

**Senate District:** 15

**House District:** 93

**Original Date Plan/Project Approved:** 12/21/1988

**Plan Description:**

3.2 mile 100-year flood levee designed and built by USACE with city of Valley Park as local sponsor. Protects downtown business district and adjacent residential areas subject to frequent flooding events along the Meramec River

**Plan/Project Status:** Under construction

**Area Type:** Blight

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relocation costs

**Number of New Jobs:**

**Projected:**

**Actual to Date:**

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *Valley Park*

### *Valley Park Levee and Infrastructure Project*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$1,204,268.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$8,256,358.00    Amount on Hand:      \$1,172,442.00

#### **Economic Activity Taxes:**

Total received since inception:      \$246,569.00    Amount on Hand:      \$31,826.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$0.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$0.00

**Anticipated TOTAL Project Costs:**      \$14,366,800.00

Financing Method:    Pay-as-you-go, TIF bond

Original estimated number of years to retirement:      23

Current anticipated estimated number of years to retirement:      23

## *Webster Groves*

### *Old Orchard TIF District*

---

**Contact Agency:** City of Webster Groves

**Contact Phone:** (314) 963-5320

**Developer(s):** Not provided

**Senate District:** 15

**House District:** 91

**Original Date Plan/Project Approved:** 7/18/1989

**Plan Description:**

Various public infrastructure improvements to enhance the business district including construction of public parking, signalization of key intersections and streetscape improvements

**Plan/Project Status:** Fully operational

**Area Type:** Conservation

**But for Determination:**

Required significant public infrastructure investment to remedy existing inadequate conditions and project required parcel assembly and or relocation costs

**Number of New Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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**Number of Retained Jobs:**

<b>Projected:</b>	N/A	<b>Actual to Date:</b>	N/A
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## *Webster Groves*

### *Old Orchard TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:      \$518,904.00    As of:      6/30/2005

#### **Payments in Lieu of Taxes:**

Total received since inception:      \$3,378,425.00    Amount on Hand:      \$518,904.00

#### **Economic Activity Taxes:**

Total received since inception:      \$0.00    Amount on Hand:      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:      \$1,600,000.00

Property Acquisition and Relocation Costs:      \$0.00

Project Implementation Costs:      \$40,000.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

Other:      \$0.00

**Total Anticipated TIF Reimbursable Project Costs:**      \$1,640,000.00

**Anticipated TOTAL Project Costs:**      \$1,640,000.00

Financing Method:    Pay-as-you-go, TIF bond

Original estimated number of years to retirement:      8

Current anticipated estimated number of years to retirement:      8

## *West Plains*

### *South U.S. Highway 160 TIF Redevelopment Area*

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**Contact Agency:** City of West Plains

**Contact Phone:** (417) 256-7176

**Developer(s):** Guffey West Plains Properties

**Senate District:** 29

**House District:** 151

**Original Date Plan/Project Approved:** 10/17/2005

**Plan Description:**

Construction of a shopping mall and access road connecting business area to Hwy K and 63 bypass

**Plan/Project Status:** Starting Up

**Area Type:** Blight & Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and capacity to support

**Number of New Jobs:**

**Projected:** 70

**Actual to Date:** 0

**Number of Retained Jobs:**

**Projected:**

**Actual to Date:**

## *West Plains*

### *South U.S. Highway 160 TIF Redevelopment Area*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,564,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$3,564,100.00

**Anticipated TOTAL Project Costs:** \$3,564,100.00

Financing Method: Pay-as-you-go, loan, other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *West Plains*

### *South U.S.160 Corridor-Porter Wagoner Blvd Redevelopment Plan*

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**Contact Agency:** City of West Plains

**Contact Phone:** (417) 256-7176

**Developer(s):** Wal-Mart, Inc, Hoover Properties, Silvey Properties, Stewart C

**Senate District:** 29

**House District:** 151

**Original Date Plan/Project Approved:** 5/9/1994

**Plan Description:**

Various traffic control installs & upgrades, street widening, utility extensions, landscaping & parcel acquisitions

**Plan/Project Status:** Fully Operational

**Area Type:** Blight, Conservation & Economic Development

**But for Determination:**

Unusual/extraordinary costs made project financially unfeasible, required significant public infrastructure investment to remedy inadequate existing conditions and capacity to support. SW Missouri State University project required local partnership for state funding

**Number of New Jobs:**

<b>Projected:</b>	701	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	30
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## *West Plains*

### *South U.S.160 Corridor-Porter Wagoner Blvd Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$67,795.00 As of: 10/31/2005

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,272,396.00 Amount on Hand: \$67,795.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,979,230.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

Other: \$0.00

**Total Anticipated TIF Reimbursable Project Costs:** \$1,979,230.00

**Anticipated TOTAL Project Costs:** \$3,868,281.52

Financing Method: Pay-as-you-go, loan, other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23